



3 Nursery Gardens, Chichester, PO19 8EX

Guide Price £395,000

 **Henry Adams**
estate agents



3 Nursery Gardens, Chichester

A modern end of terrace home with garden and parking offered for sale with no onward chain.

- Bright dual aspect living space
- Pretty west facing rear garden
- Shaker style kitchen units
- En-suite principal bedroom
- First floor office/nursery
- Two allocated parking spaces

Tucked away in a small private cul-de-sac of just five homes, this bright and modern end-terraced property offers spacious, flexible living just a seventeen minute walk from the city centre (source: Google Maps).

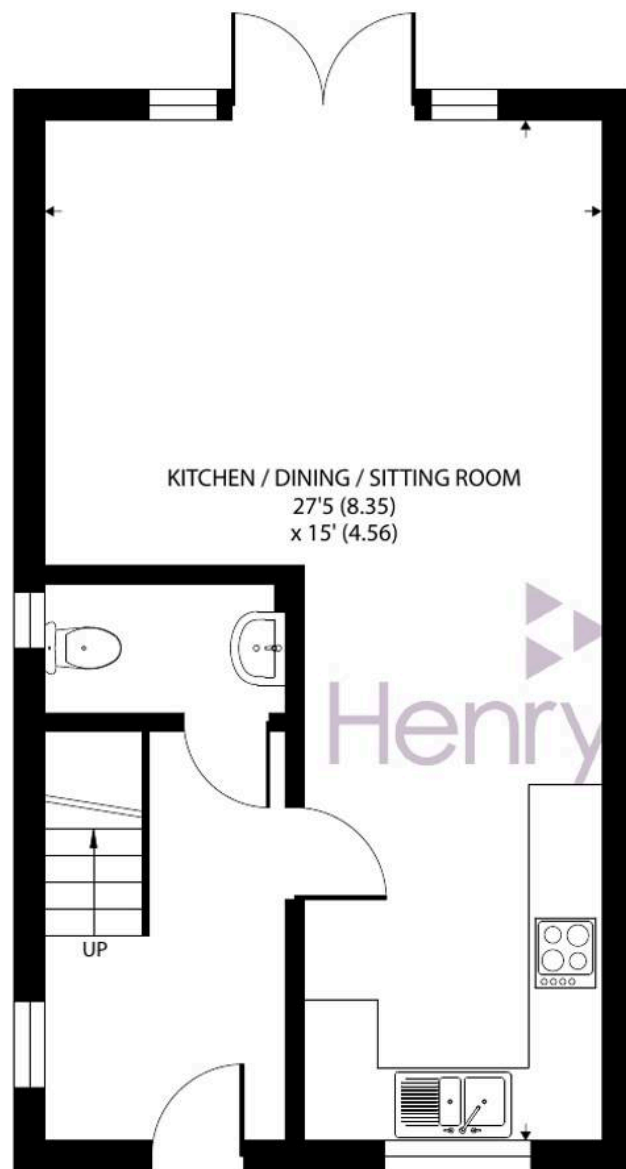
Built in 2003, the home features an open-plan ground floor with a welcoming entrance hall and cloakroom, leading into a sunny dual-aspect living space. The stylish shaker-style kitchen flows seamlessly into the dining and sitting areas, with French doors opening onto a delightful west-facing garden, perfect for relaxing or entertaining.

Upstairs, you'll find two generous double bedrooms, along with a third bedroom which could be used as a nursery or study. The principal bedroom benefits from an en-suite shower room and a well-appointed family bathroom serves the other two bedrooms.

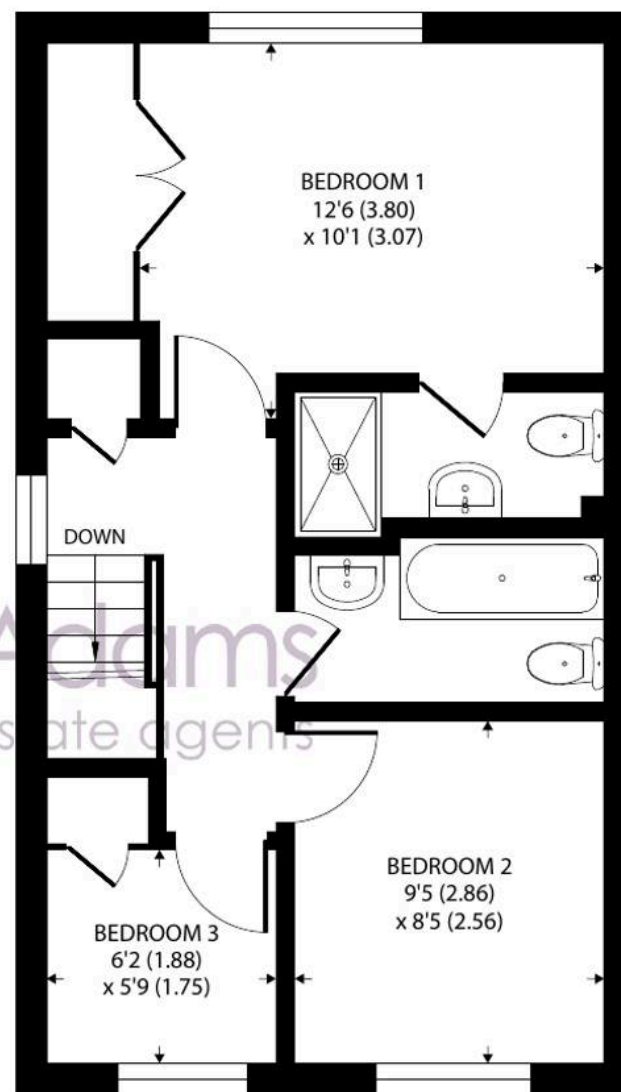
Additional features include two allocated parking spaces and low-maintenance outdoor space. Offered with **no onward chain**, this is an ideal choice for professionals, young families, or anyone seeking a modern, conveniently located home with charm and practicality.







GROUND FLOOR



FIRST FLOOR

3 Nursery Gardens, Chichester

Approximate Area = 823 sq ft / 76.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1294572

Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From The Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. Take then next turning on the right into Whyke Road. Proceed over the railway crossing and take the turning right into Kingsham Avenue. Take the second turning on the left into Nursery Gardens and number 3 is at the end on the right. what3words - pack.stops.dust

Service Charge: approximately £100 pa

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-C

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

