



5 King George Gardens, Chichester, PO19 6LB

Guide Price £800,000

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A stunning, fully refurbished three-storey town house with south-facing garden and private garage.

- Much sought after private estate location
- Superb open plan ground floor living space and kitchen
- First floor sitting room
- Bedroom three with adjacent bathroom
- South facing garden
- Garage and parking
- Close to city centre and Festival Theatre

Set within a sought-after location, this beautifully refurbished three-storey town house combines elegant design with contemporary living. Impeccably presented and thoughtfully laid out, the property offers spacious, light-filled accommodation complemented by high-quality finishes and a low-maintenance south-facing garden, creating the perfect balance of style, comfort and practicality.

Upon entering, you are welcomed into a bright and airy entrance hall that leads seamlessly into the heart of the home, a spacious open-plan kitchen, dining and family room. The south-facing orientation floods the space with natural light throughout the day, creating a warm and inviting atmosphere. The contemporary kitchen has been meticulously designed, featuring sleek cabinetry, integrated appliances, a generous breakfast island with seating and ample storage. This versatile space effortlessly accommodates both family life and entertaining, with a door opening directly onto the landscaped garden, extending the living area outdoors during the warmer months.

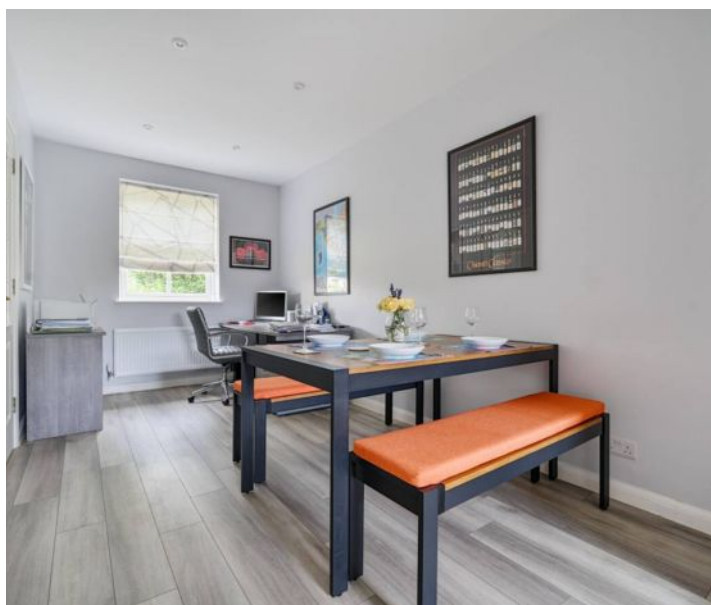




The property's bespoke staircase, with stainless steel handrails and glass balustrades, adds a striking architectural feature while connecting the living spaces. On the first floor, a generously proportioned sitting room, measuring over 15 feet in length, offers elevated views across the tranquil King George Gardens Park. Also located on this floor is the third bedroom, which enjoys a peaceful south-facing outlook over the garden. This room is ideal as a guest bedroom, home office or study, served conveniently by a stylishly appointed family bathroom located nearby.

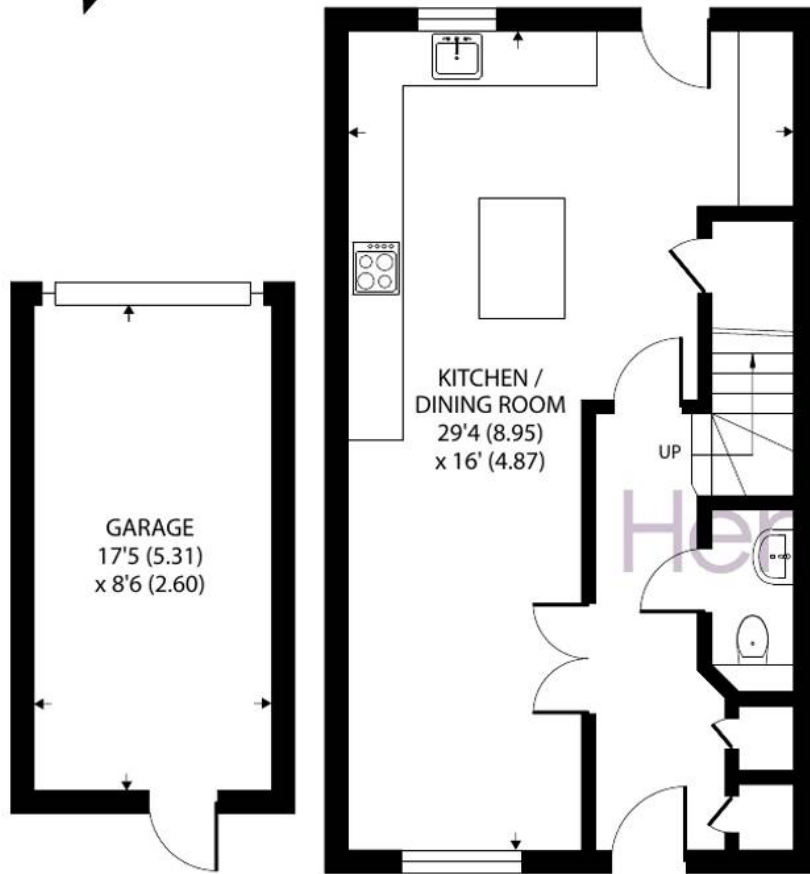
The entire top floor is dedicated to two luxurious bedroom suites. The principal bedroom offers a private sanctuary, complete with fitted storage and a contemporary en-suite shower room, finished to an exceptional standard. The guest bedroom also enjoys the privacy of its own en-suite, making it ideal for visiting family and friends or for flexible family living arrangements.

Outside, the beautifully landscaped south-facing garden has been carefully designed for both relaxation and ease of maintenance. Paved seating areas provide multiple spots to enjoy the sun, while well-chosen architectural plants, roses, flowering shrubs and a circular lavender bed add seasonal colour and interest. A power-operated sun awning creates a sheltered outdoor space directly outside the kitchen, perfect for al fresco dining or quiet morning coffees. A paved pathway winds through the garden to a rear gate, which opens directly to the private garage and allocated parking space, offering convenience and security.

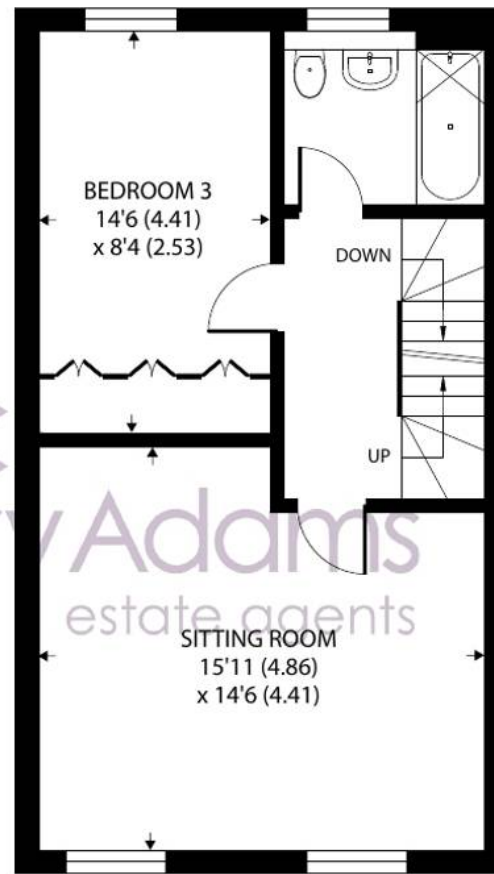




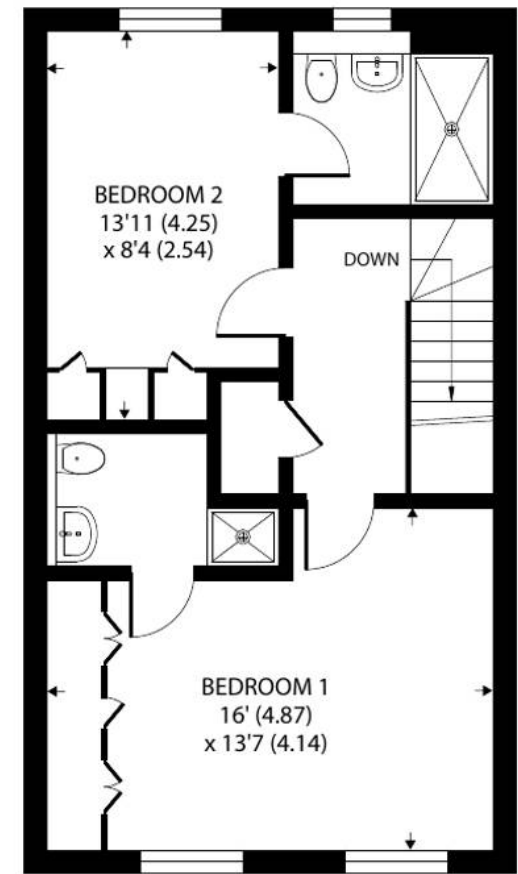




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1556 sq ft / 144.5 sq m

For identification only - Not to scale



Location - King George Gardens is a short walk to the Festival Theatre and onto the city centre of the cathedral city of Chichester. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north 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 superb 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 Northgate circulatory system, proceed north on the A286 Broyle Road signposted to Midhurst. Continue past the Festival Theatre on the right and then take the next turning on the left into King George Gardens. No 5 is on the left. what3words - zeal.washed.admire

Chichester District Council - 25/26 Tax Band G £3,895.10

EPC-C





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk/

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.