



14 Victoria Road, Chichester, PO19 7HY

Guide Price £500,000



14 Victoria Road, Chichester

A spacious detached period house situated on the eastern side of Chichester about a mile from the city centre.

- Detached period house
- Conservatory
- Kitchen/breakfast room
- Three double bedrooms
- Modern bathroom / shower room
- Delightful landscaped rear garden

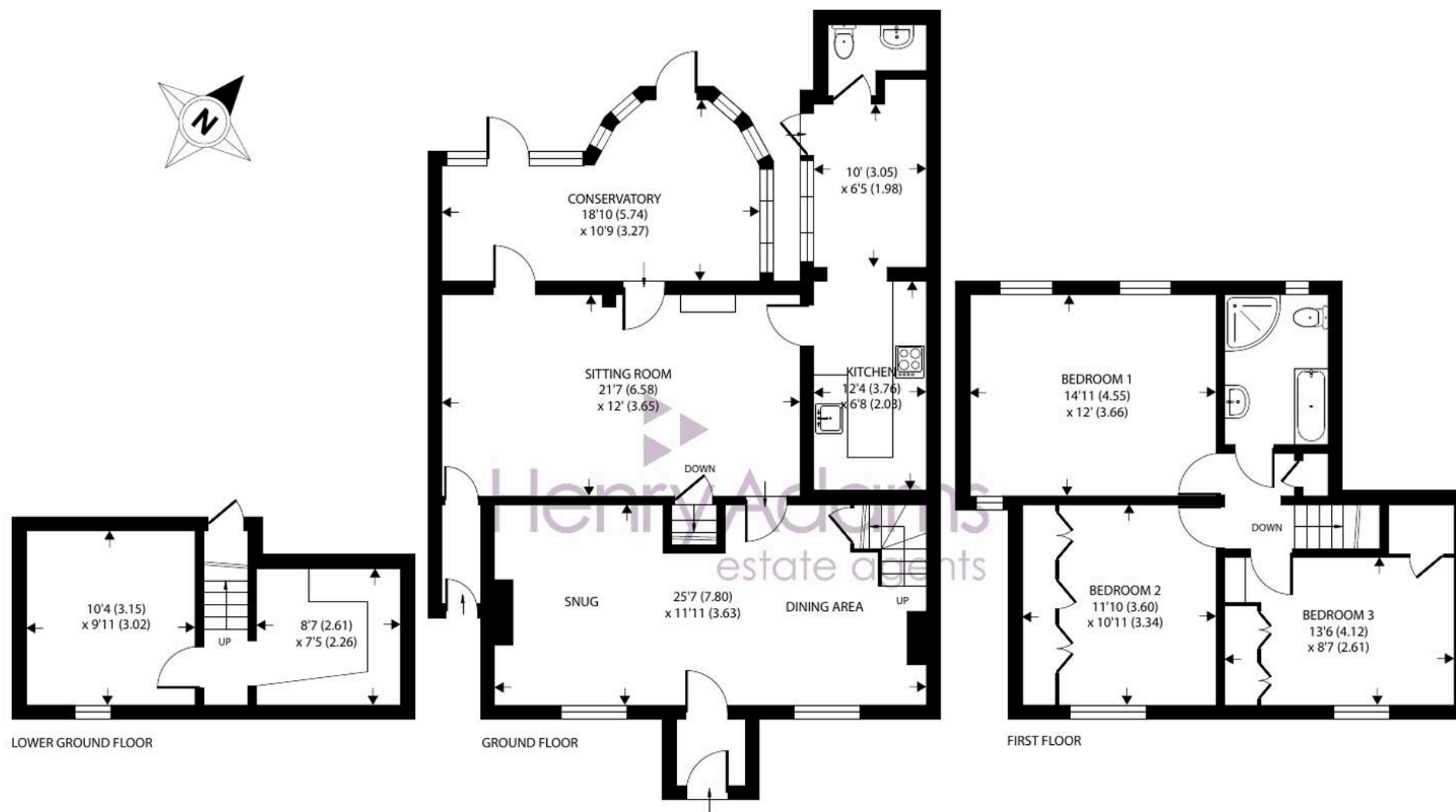
This double fronted period home offers well proportioned rooms with characterful features.

The entrance porch opens up into a substantial reception room currently with one end as a dining area and the other as a snug/family room incorporating a feature fireplace, corniced ceilings and ornate ceiling roses. The second reception room set up as a delightful cozy sitting room room with doors leading to the kitchen and the conservatory. The kitchen has a range of modern white fronted units, integrated hob and double oven. A skylight floods the kitchen with natural light. Adjoining the kitchen is an area that could be ideal for a breakfast room with door leading to outside and ground floor WC. The conservatory is a wonderful addition to the property with a lovely view over the garden. Completing the ground floor accommodation is a staircase leading from the sitting room down to a cellar.

Upstairs there are three well proportioned double bedrooms, with bedroom two and three having built-in wardrobes. To finish off there is a modern bathroom with separate shower unit and bath.







Approximate Area = 1750 sq ft / 162.5 sq m

For identification only - Not to scale



Outside - The private rear garden has been hard landscaped for ease of maintenance. Along with patio area for seating/outdoor entertaining, the east of the garden is hemmed with walls, hedging and fencing with areas of borders including mature shrubs, trees and flowers. There is also a brick built shed.

Location - Close by is a One-stop convenience store and Portfield Primary Academy. 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 - Proceed east out of Chichester along The Horner and at The Four Chesnuts public house turn left into Oving Road. At the mini roundabout turn left into St James Road and first right into Victoria Road. The property is on the left opposite Leatherbottle Lane. what3words.com-scales.tricks.punk

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-E

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

