



4 King George Gardens, Chichester, PO19 6LB

Guide Price £785,000



4 King George Gardens, Chichester

A charming town house with south facing garden.

- Three storey town house
- Close to the city centre
- Versatile accommodation
- Garage and parking
- Chain Free
- Viewing recommended
- Three bedrooms
- Three bathrooms
- Ground floor cloakroom

This elegant Georgian-style townhouse is tucked away in a sought-after cul-de-sac, just moments from Chichester Festival Theatre and all the amenities of the city centre.

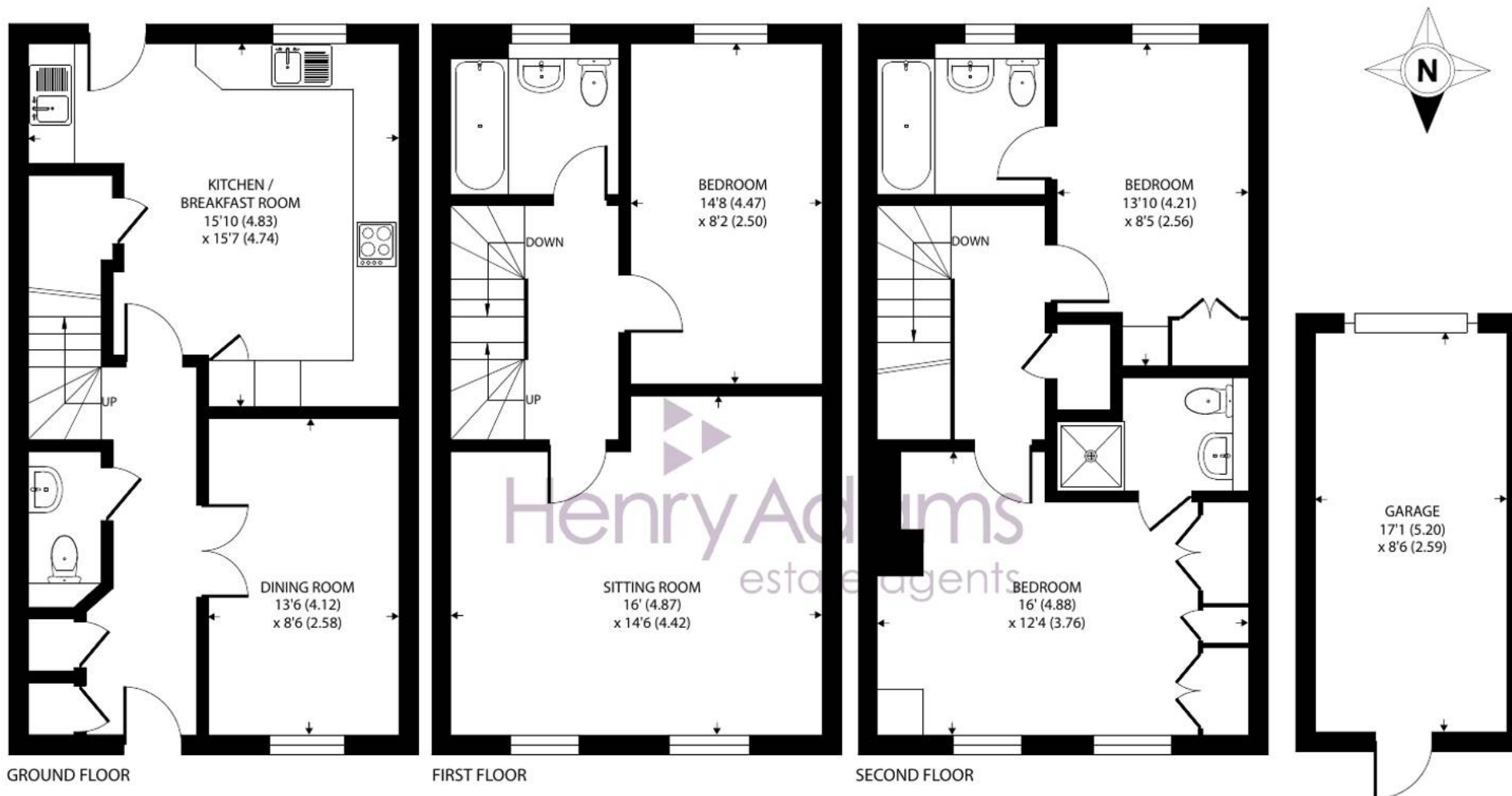
The versatile accommodation spans three floors, offering a cloakroom, kitchen/breakfast room, and study on the ground floor. The first floor features a sitting room with charming Juliet balconies, a double bedroom, and a family bathroom, while the top floor comprises two further double bedrooms, each with its own en suite.

Outside, the property enjoys a sunny south-facing garden, complemented by a garage and off-street parking. Perfectly positioned, this home combines classic style with contemporary comfort.









Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1544 sq ft / 143.4 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 4 is on the left. What3words - gallons. broker. skips
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.