



48 King George Gardens, Chichester – PO19 6LB

Guide Price £475,000 Freehold



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48 King George Gardens

Chichester

Forming part of King George Gardens, a well presented 3-bedroom end of terrace house with single garage, parking, and garden, close to Festival Theatre and city centre shopping precinct.

- Attractive 3-bedroom end-of-terrace house in a quiet, convenient location
- Small development built by Croudace Homes in the late 1990s
- Double aspect sitting/dining room with sliding doors to garden
- Two double bedrooms
- Single bedroom (currently a study with fitted desk and shelving)
- Gas central heating
- Small, gravelled area to the front
- Enclosed rear garden, paved terrace, gate to garaging forecourt
- Single garage with power and lighting, plus private parking space in front







DESCRIPTION:

DESCRIPTION: Set in a lovely, tucked away, relatively quiet, and most convenient location, 48 King George Gardens forms part of an attractive and much sought-after development constructed by Croudace Homes in the late 1990s.

Features on the ground floor include an entrance hall, cloakroom/WC, a double aspect sitting/dining room with window to the front and glazed sliding doors to the rear garden, and a fitted kitchen. On the first floor, there are two double bedrooms and a single bedroom, and a bathroom/WC, with Bedroom 3 currently used as a study/hobbies room. The property also benefits from gas central heating and replacement UPVC double glazing.

Outside, there is a small, mainly gravelled area to the front whilst the rear garden is enclosed by timber fencing and is mainly laid to lawn with flower and shrub beds, a paved terrace, and a pedestrian gate to the garaging forecourt to the side. Directly adjacent to the rear garden is a single garage with up and over door, power, lighting, and further private parking in front.

INFORMATION:

Services: All main. Gas central heating | **Tenure:** Freehold | **Estate Charge:** £475 per annum | **Local Authority:** Chichester District Council | **Council Tax:** Band E | **Energy Rating:** Band C



LOCATION:

King George Gardens is situated opposite Oaklands Park and the Festival Theatre as well as being within easy reach of the Chichester Tennis & Squash Club, and only about half a mile to the north of Chichester city centre.

Chichester train station, only about 1.3 miles to the south of the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery.

Located close to Chichester is the Goodwood Estate, famous for its many sporting event days including the Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

The South Downs National Park is within easy reach being only about 2 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west of the city, the harbour being home to several popular sailing clubs.





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Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

Garage = 13.1 sq m / 141 sq ft

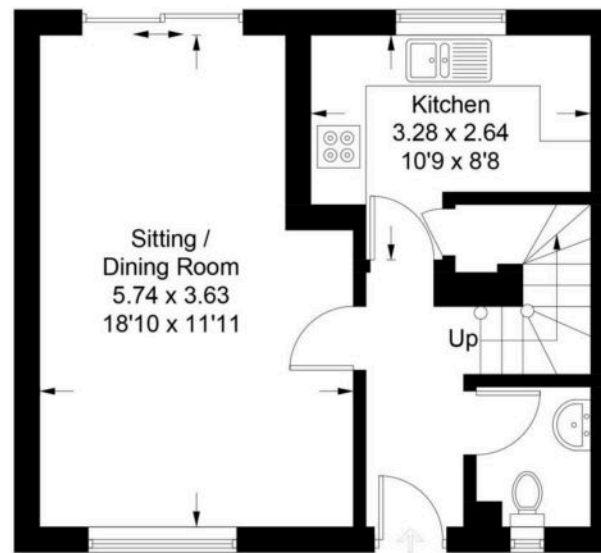
Total = 88.9 sq m / 957 sq ft



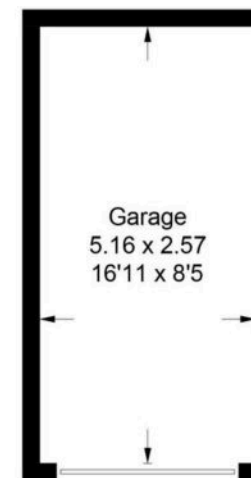
Produced for Stride & Sons Estate Agent.



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2024. (ID1056407)



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