



52 John Rennie Road, Chichester, PO19 8FD

Guide Price £695,000

 **Henry Adams**
estate agents

52 John Rennie Road

Chichester

- Impressive town house
- Three/four bedrooms
- Canal views
- Three off-road parking spaces
- Two balconies
- Courtyard terrace

Beautifully presented and enjoying a peaceful setting on the south side of Chichester, this impressive three/four-bedroom townhouse backs directly onto Chichester Canal.

Arranged over three floors, the property offers stylish, versatile accommodation, complemented by delightful waterside views.

The ground floor features a spacious entrance hall, cloakroom and a versatile study or fourth bedroom. The comprehensively fitted kitchen/dining room is equipped with integrated appliances and opens through patio doors onto a balcony overlooking the canal, creating an ideal space for dining and entertaining.

On the first floor, the generous sitting room enjoys the same attractive canal views and benefits from patio doors opening onto a second balcony. This floor also provides a further bedroom and a family bathroom.





The principal bedroom and main guest bedroom occupy the second floor, both benefiting from en-suite shower rooms. Bespoke fitted wardrobes feature in the bedrooms on the first and second floors, with the principal bedroom also enjoying an additional double wardrobe

Outside, steps descend from the lower balcony to a small, enclosed courtyard garden, bordered by walls and fencing. This private outdoor space provides an ideal setting for alfresco dining and relaxation.

Parking is well catered for, with off-road parking to the front of the property, together with two additional carport spaces arranged one behind the other.

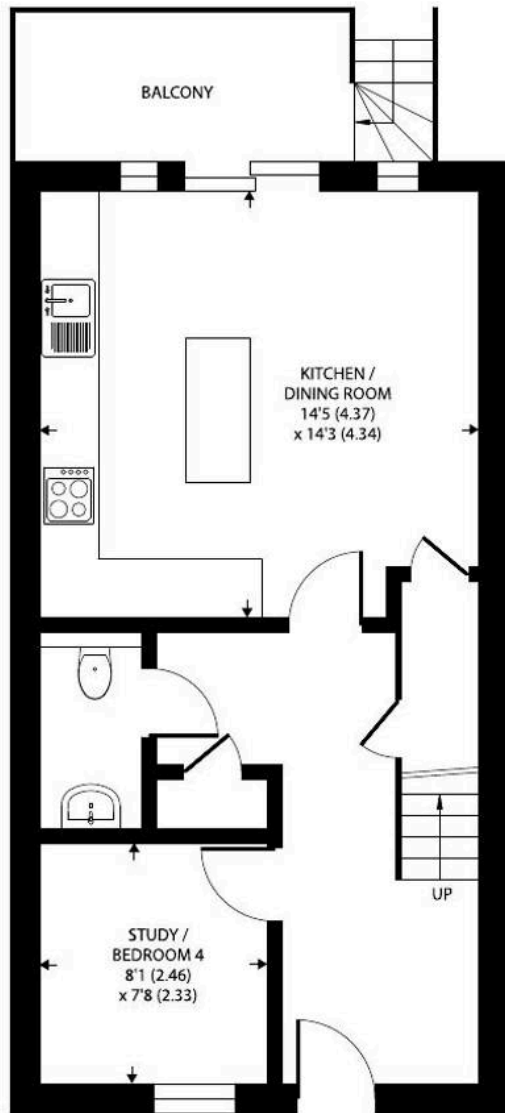
Private estate charge: £250 every six months

Chichester District Council - 26/27 Tax Band F £3,599.77 EPC-C

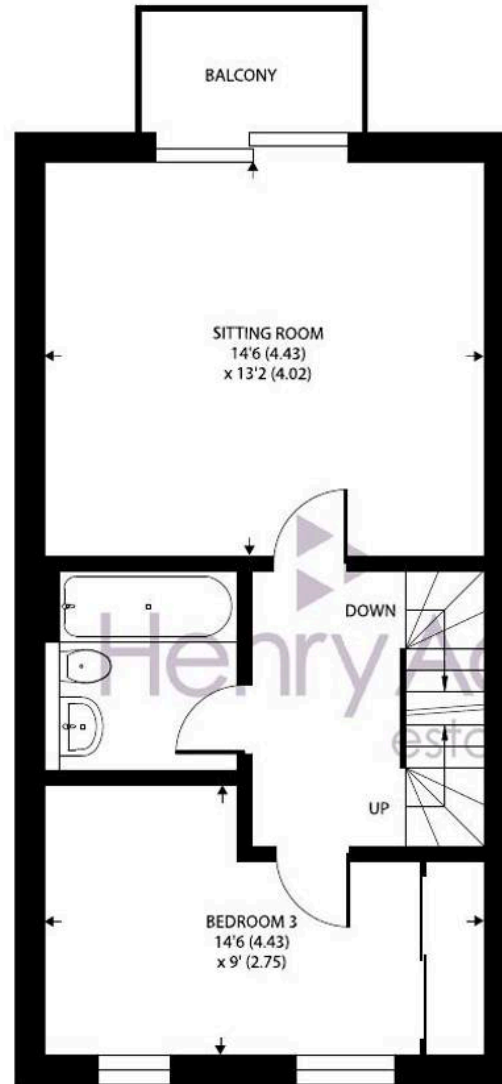




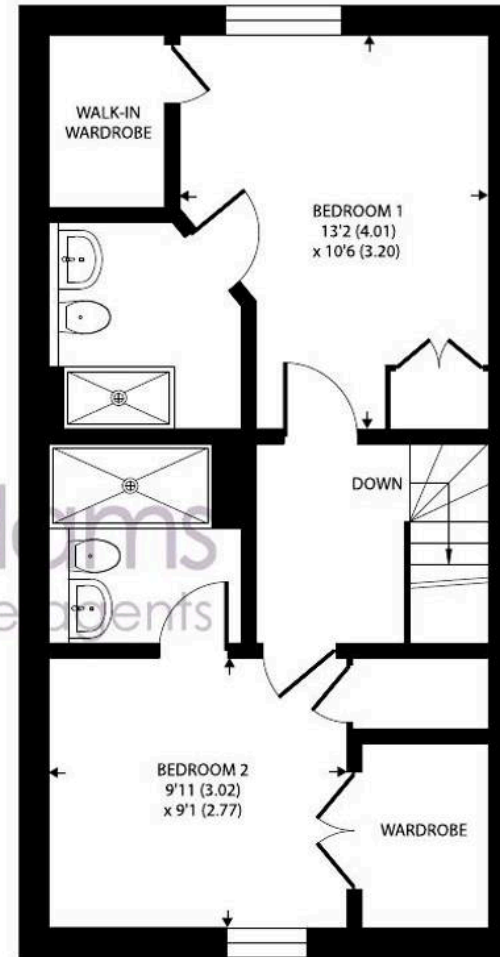




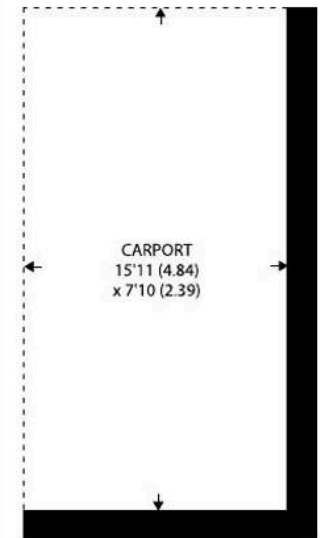
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Area = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



Location - John Rennie Road is ideally placed within a short walk of the city centre and five minutes to the train station. The canal has a footpath taking you down to the Chichester Marina, ideal for a stroll or dog walk. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood 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 - Proceed south along Market Avenue, on entering the one way system keep in the middle lane. At the traffic lights bear left into Stockbridge Road (A286) and pass over the railway crossing. After the next set of traffic lights, turn left into John Rennie Road. Follow the road to the end and the property is on the left. What3words - robots.vets.decay





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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.