



13 Grove Road, Chichester, PO19 8AR

Offers In Excess of £450,000



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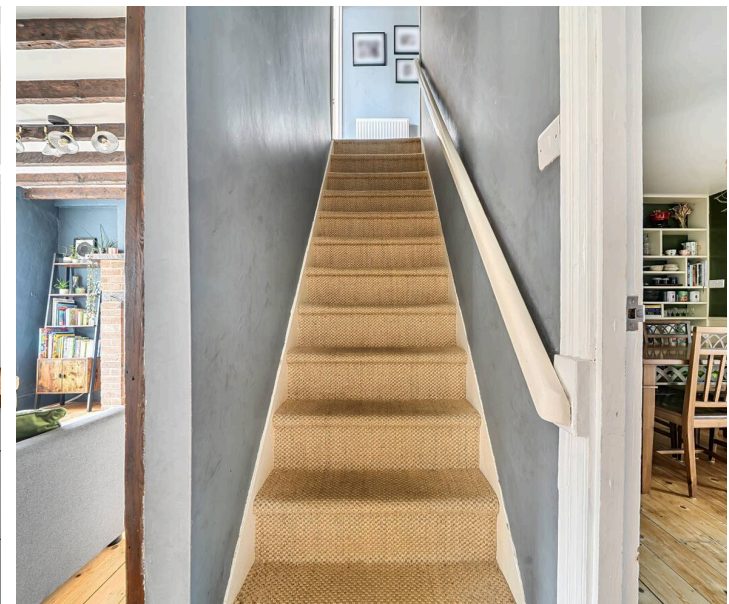
A charming extended semi-detached property.

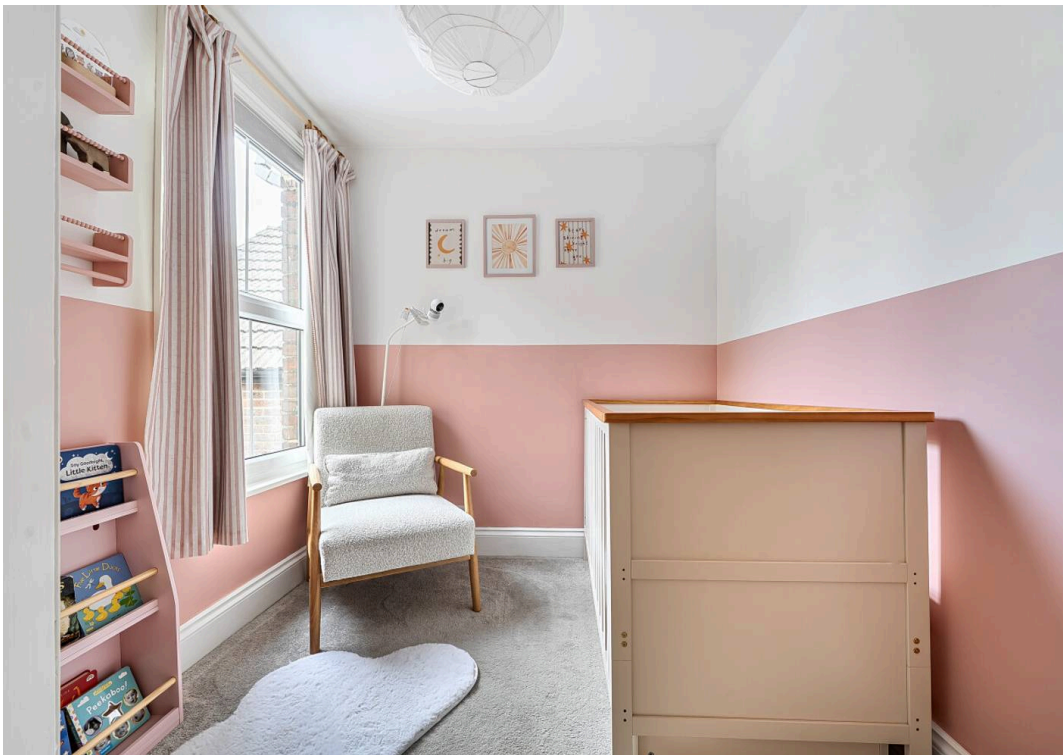
- Close to the heart of Chichester and all its amenities
- Flexible accommodation arranged over three levels
- Sitting room
- Dining room
- Modern kitchen/breakfast room
- Ground floor cloakroom
- Two first floor bedrooms and bathroom
- Second floor bedroom
- Garden with studio/shed
- Viewing recommended

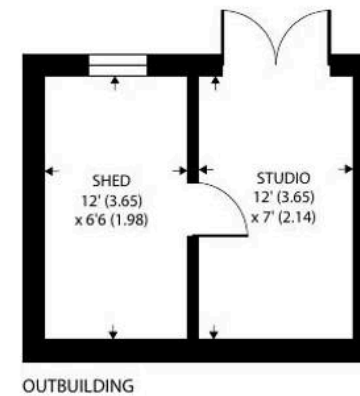
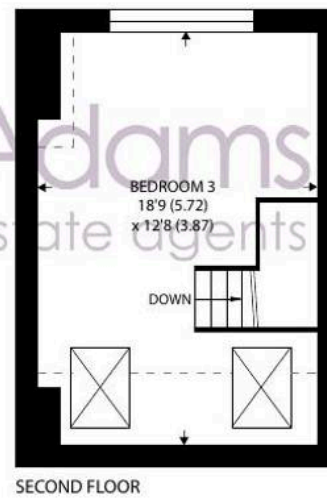
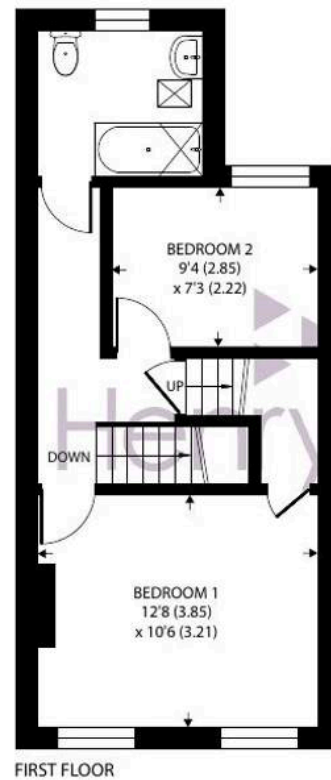
A charming and characterful extended semi-detached home, ideally situated close to Chichester train station, nurseries, schools and the heart of Chichester with its excellent range of shops, cafés, restaurants and amenities. Offering flexible accommodation arranged over three floors, the property combines period features with modern family living.

The ground floor features a welcoming sitting room with a bay window, gas log burner and exposed floorboards, alongside a separate dining room with an attractive ornamental fireplace and further exposed floorboards. To the rear is a modern kitchen/family room, with doors opening directly onto a decked area and the rear garden, creating a wonderful space for both everyday living and entertaining. A convenient ground floor cloakroom completes this level.

On the first floor are two bedrooms and a family bathroom, while the second floor provides a further bedroom with eaves storage and air con together with views towards Chichester Cathedral and the South Downs.







Denotes restricted head height

Approximate Area = 1129 sq ft / 104.8 sq m
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Outbuilding = 168 sq ft / 15.6 sq m
 Total = 1347 sq ft / 125 sq m

For identification only - Not to scale



Outside - The rear garden offers a pleasant private space with a decked area and a useful studio/shed with electricity, providing excellent potential for a home office, hobby space or additional storage.

An appealing character home offering versatile accommodation in a highly convenient location. Viewing is highly recommended.

Chichester District Council - 26/27 Tax Band D £2,492.12 EPC-C

Location - 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 (A286), keeping in the left hand lane (Basin Road) and pass over the level crossing. Take the first left into Kingsham Road and as the road leads into Kingsham Avenue, turn left into Grove Road. Number 13 is short distance along on the right. What3words - [soils.chats.actor](https://www.what3words.com/soils.chats.actor)

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

