



21 Grove Park, Chichester - PO19 3HY

Guide Price £325,000 Freehold



STRIDE & SON

21 Grove Park

Chichester

Ideal for first-time buyers, downsizers or investors, a 3 bedroom mid-terrace house in a popular area with balanced accommodation, a private rear garden and a single garage in a nearby block.

- 3 bed mid-terrace home in a popular residential setting
- Bright and spacious open-plan sitting/dining room
- Modern fitted kitchen overlooking the rear garden
- Three bedrooms, including two doubles and a versatile single room
- Contemporary family bathroom with tiled surrounds
- Enclosed rear garden with paved seating area and lawn
- On-street parking to the front
- Single garage located in a nearby block
- Well suited to first-time buyers, downsizers or investors
- Conveniently placed for local amenities, schools and transport routes







ACCOMMODATION:

The ground floor is arranged around a spacious open-plan sitting/dining room, providing ample space for both relaxing and entertaining, with a large front window allowing plenty of natural light. To the rear, the open plan kitchen is fitted with a range of modern units, integrated cooking appliances and contrasting work surfaces, with views and access towards the rear garden.

On the first floor there are three bedrooms, including two comfortable doubles and a further single bedroom ideal for use as a home office or nursery. The accommodation is completed by a modern family bathroom fitted with a modern white suite and tiled surrounds.

Externally, the front of the property is set behind a small open garden area, while the rear garden has been arranged for ease of maintenance with a paved seating area and central lawn, enjoying a pleasant degree of privacy. Parking in the immediate area is limited; however, the property benefits from a single garage located in a nearby block, providing secure storage or parking.



LOCATION:

Grove Park is conveniently located just 1 mile west of Chichester city centre and within short walking distance of the popular Bishop Luffa Secondary School and the mainline train station with connections to both Portsmouth and London Victoria.

Not only are there excellent bus and cycle links into the city, but the house is close to footpaths and cycle routes, Centurion Way & Salterns Way, to both the Downs and Coast.

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 and the renowned Festival Theatre.

The South Downs National Park is within easy reach and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. The house is within walking distance of the upper reaches of Chichester Harbour and there are excellent boating facilities at Bosham approximately 2 miles to the west.

INFORMATION: Services: All main | Energy Rating: Band D | Local Authority: Chichester District Council | Council Tax Band: Band D

what3words: closed.vitamins.firming





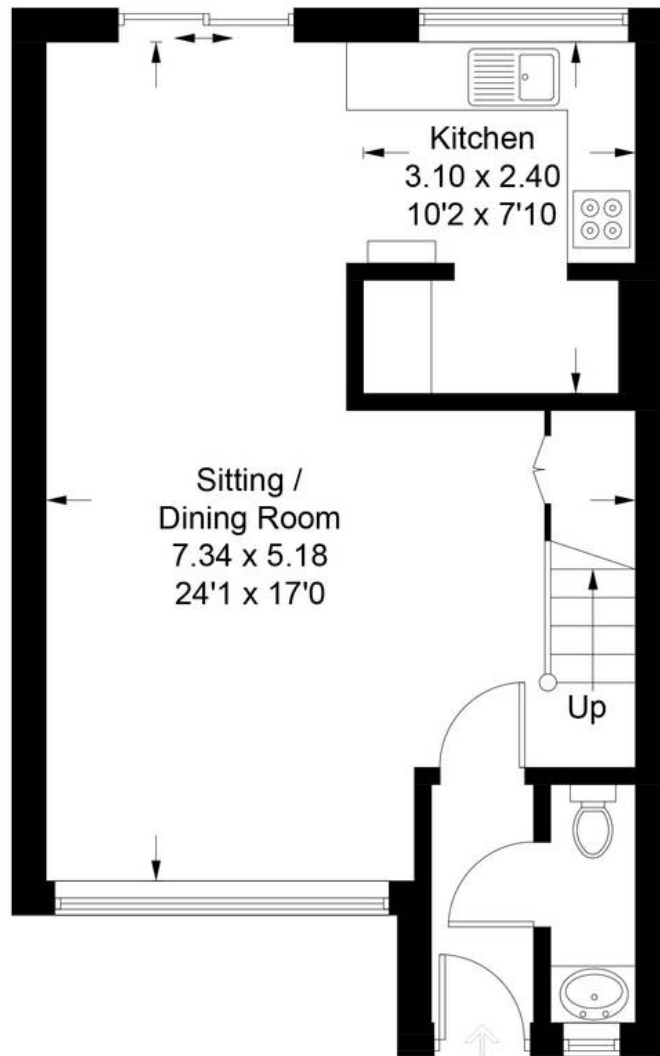
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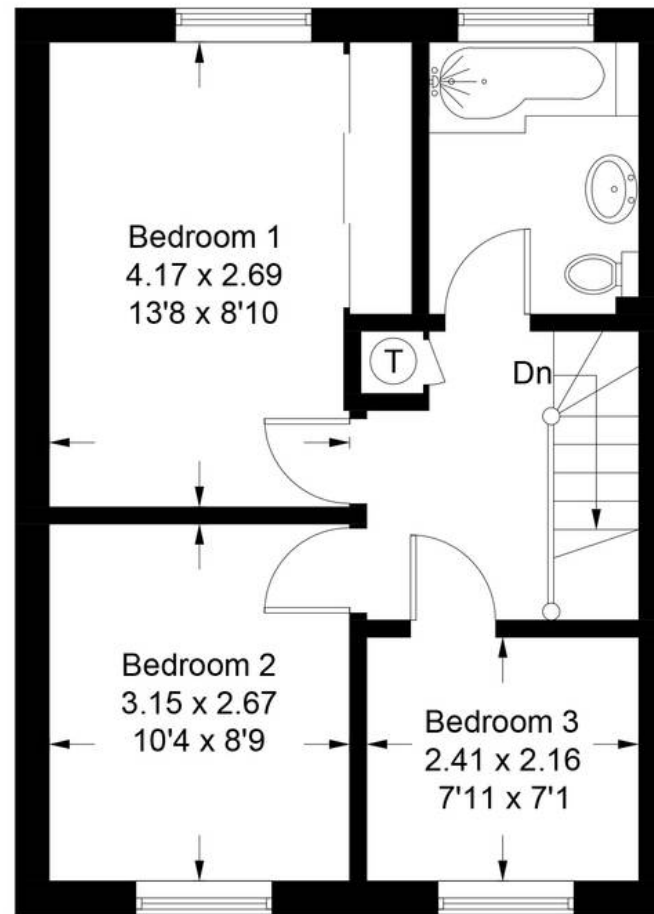
Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 93.5 sq m / 1007 sq ft



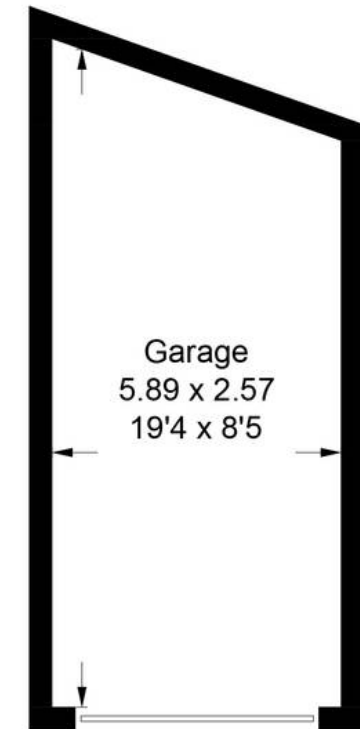
Produced for Stride & Son Estate Agent.



Ground Floor



First 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.

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