



24 Belgrave Crescent, Chichester, PO19 8SH

Guide Price £435,000

 **Henry Adams**
estate agents



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Extended bungalow with south-west facing garden, garage and no onward chain.

- Popular residential setting approximately one mile south of Chichester city centre
- Bright and versatile accommodation with some updating required
- Extended south-west facing L-shaped sitting/dining room
- Kitchen and separate utility room
- Three bedrooms and family bathroom
- Mature south-west facing rear garden
- Private driveway providing parking and leading to a single garage

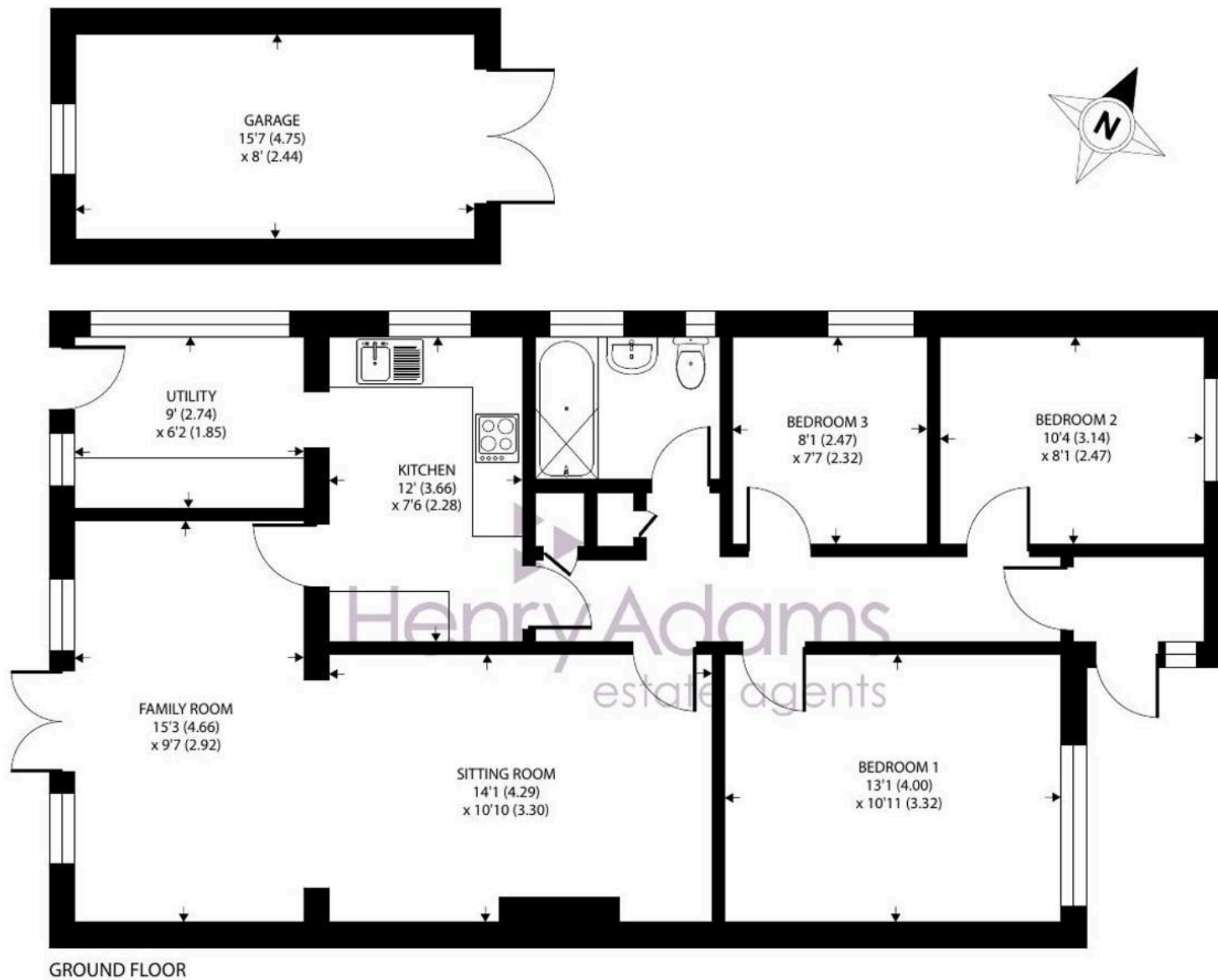
An excellent opportunity to acquire an extended three bedroom semi-detached bungalow, occupying a popular residential setting approximately one mile south of Chichester city centre. The property offers bright and versatile accommodation, with some updating required and is offered for sale with no onward chain.

The accommodation comprises an entrance hall, an extended south-west facing L-shaped sitting/dining room with patio doors opening onto the rear garden, kitchen, utility room, three bedrooms and a bathroom.

The location is particularly convenient, with the Chichester Canal towpath providing a pleasant route into the city centre, while the A27 is readily accessible. According to Google Maps, Chichester railway station is approximately a 17-minute walk away. Approximately 3-5 minute walk from the property is a bus stop with buses running approximately every 15 minutes into Chichester giving access to the city centre and south to the beaches at Bracklesham and the Witterings.







Approximate Area = 953 sq ft / 88.5 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Outside - The front garden is mainly laid to lawn with mature shrubs, while a private driveway extends along the side of the property to a single garage. The mature south-west facing rear garden is mainly laid to lawn and is enclosed by established shrubs, providing a good degree of privacy.

Location - Nearby there is a selection of local shops, Co-op convenience store and the canal tow path offering a picturesque walk into the city centre via the canal basin. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent 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 over the A27 into Stockbridge Road (A286) signposted to The Witterings. Take the first turning on the left into Grosvenor Road and then right into Belgrave Crescent. The property is on the right opposite Crosbie Close. What3words - bossy.moth.gosh

Chichester District Council - 26/27 Tax Band D £2,400.74 EPC-C

The exterior of the property was newly repainted in September 2026.

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

