



59 King George Gardens, Chichester, PO19 6LE

Guide Price £650,000

 **Henry Adams**
estate agents

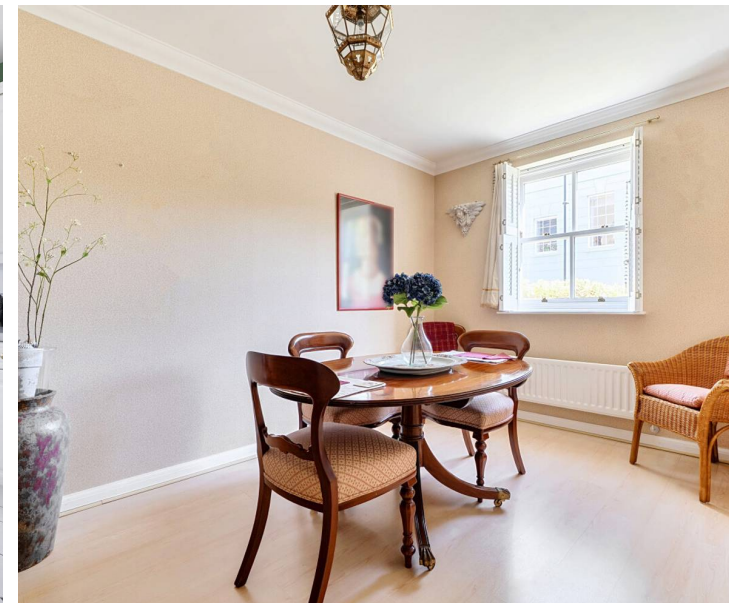
59 King George Gardens, Chichester

An elegant three-storey town house with south west-facing garden, garage and parking.

- A highly sought-after development
- Excellent location close to Chichester Festival Theatre
- Approximately half a mile from Chichester city centre
- Three well-proportioned bedrooms
- Family bathroom and two en-suites
- Bright first-floor sitting room
- Spacious kitchen/breakfast room with separate dining room
- Private south west-facing rear garden
- Integral garage with personal door
- Additional allocated parking space

This elegant three-storey town house is situated within a highly sought-after development, enjoying a private south west-facing rear garden, integral garage and an additional allocated parking space.

Ideally positioned just a quarter of a mile from the renowned Chichester Festival Theatre and approximately half a mile from the city centre shopping precinct, the property combines a convenient location with well-proportioned and versatile accommodation.





Arranged over three floors, the property offers three bedrooms and three bathrooms, providing a well-balanced layout suited to a variety of requirements.

The ground floor features a welcoming reception hall leading to a spacious kitchen/breakfast room. To the front is a separate dining room, which offers excellent potential to be reconfigured as part of an open-plan kitchen/dining space if desired. A cloakroom completes this floor.

On the first floor, the bright sitting room features twin windows overlooking the attractive communal park-like gardens, with views extending towards Oaklands Park beyond. To the rear is a further bedroom overlooking the garden, which could equally be used as a study if preferred. A bathroom, accessed from the landing, completes the first floor.

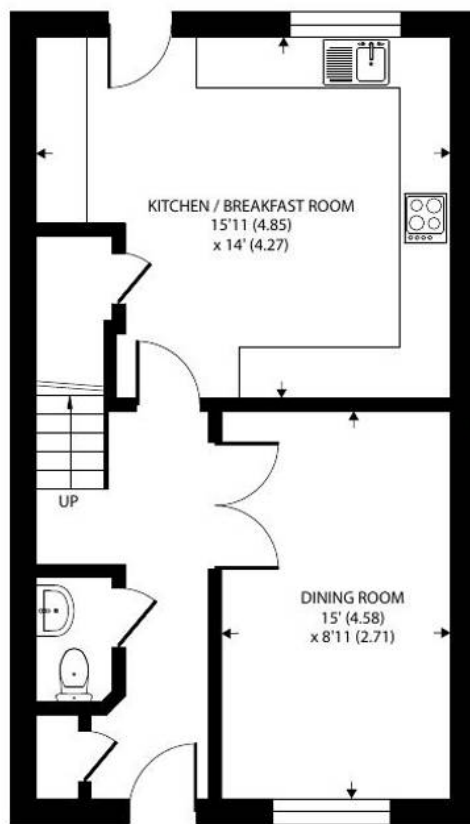
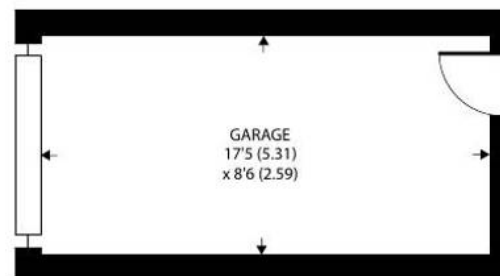
The second floor provides two further bedrooms. The principal bedroom benefits from a full en-suite bathroom, while the second bedroom has its own en-suite shower room.

Outside, the private south west-facing rear garden is principally laid to patio with mature borders, providing an attractive and relatively low-maintenance space for outdoor seating and entertaining. At the far end of the garden, a personal door provides access to the garage, while a gate leads directly to the additional allocated parking space.

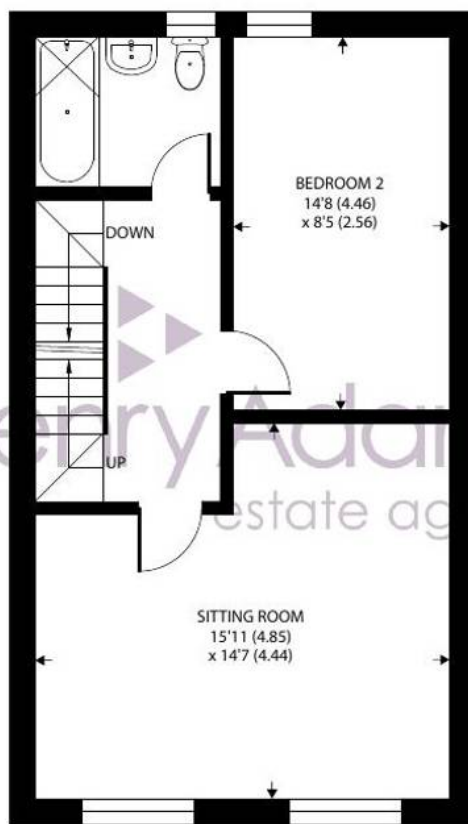
Chichester District Council - 26/27 Tax Band G £4,153.59 EPC-C



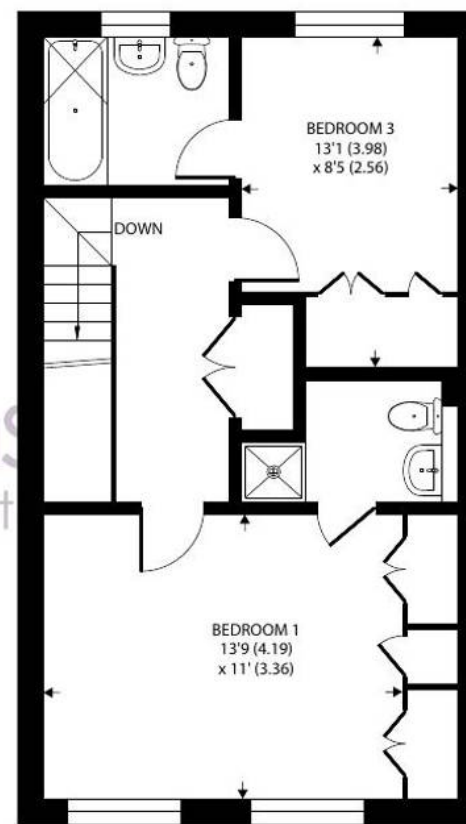




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1573 sq ft / 146 sq m

For identification only - Not to scale



Location - King George Gardens is a short walk to the Festival Theatre and onto the city centre of the cathedral city of Chichester. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north 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 - From the Northgate circulatory system, proceed north on the A286 Broyle Road signposted to Midhurst. Continue past the Festival Theatre on the right and then take the next turning on the left into King George Gardens. Take the first turning on the right and number 59 is on the left.

What3words - salsa.themes.boxing

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

