



94 Grove Road, Chichester - PO19 8AR

Guide Price £475,000



STRIDE & SON

# 94 Grove Road

Chichester

A beautifully extended Victorian terrace with oak floors, built-in shelving and wood burner. Stunning bespoke kitchen/garden room with bifold doors, loft bedroom and garden office. No onward chain.

- Substantially extended and thoughtfully renovated Victorian terraced house across three floors
- Sitting room and dining room linked by open archway, with solid oak flooring and built-in shelving throughout
- Wood burning stove as a focal point to the main reception room
- Cast iron wood burning stove as a focal point to the main reception room
- High-quality painted cabinetry, large central island with quartz worktop and range cooker
- Loft conversion providing a generous principal bedroom with ensuite with Velux skylights and eaves storage
- Three further bedrooms and a family bathroom on the first floor
- Detached garden office/studio — ideal for home working
- Enclosed rear garden with paved terrace, lawn and mature planting
- Approximately 1,442 sq ft plus 10 sq m garden office







A substantially extended and thoughtfully renovated Victorian terraced house offering versatile accommodation across three floors, with a loft conversion providing an impressive principal bedroom and a high-quality rear kitchen extension.

On the ground floor, a sitting room and separate dining room are linked by an open archway, both featuring solid oak flooring and built-in shelving flanking a cast iron wood burning stove.

The real centrepiece is the rear kitchen/breakfast/garden room which is a beautifully executed extension measuring over 24 feet in length, fitted with bespoke painted cabinetry, a large central island with quartz worktop, range cooker, twin roof lanterns and full-width aluminium bifold doors opening directly to the rear garden and patio.



On the first floor are three bedrooms and a family bathroom with bath and shower. The second floor loft conversion provides a generous principal bedroom with Velux skylights, eaves storage and its own dedicated ensuite.

Outside, the rear garden is well-established with a paved terrace, lawned area, mature planting and a detached garden office/studio — a useful addition for home working.

Grove Road sits in a popular residential area within easy walking distance of Chichester city centre. The street is particularly popular with families and professionals alike, owing to its convenient position close to excellent local schooling, the railway station; with direct services to London Victoria and along the South Coast, and the full range of city amenities, whilst retaining a quiet, neighbourhood character. The full range of city amenities, the Festival Theatre and Chichester Harbour are all within easy reach. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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# 94, Grove Road, PO19 8AR

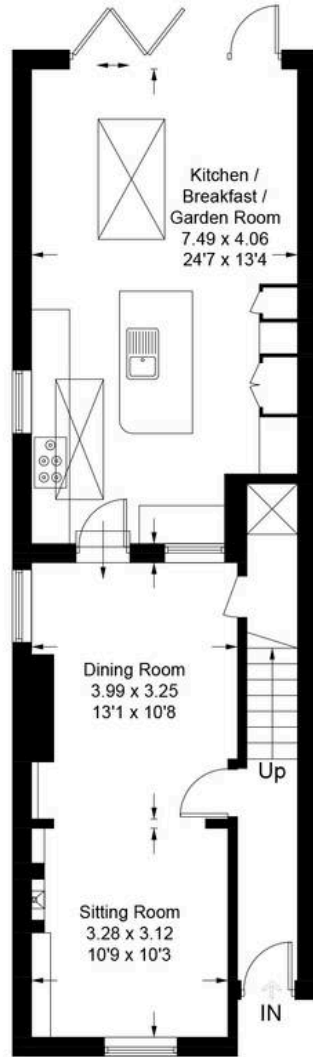
Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

Office / Shed = 10.0 sq m / 108 sq ft

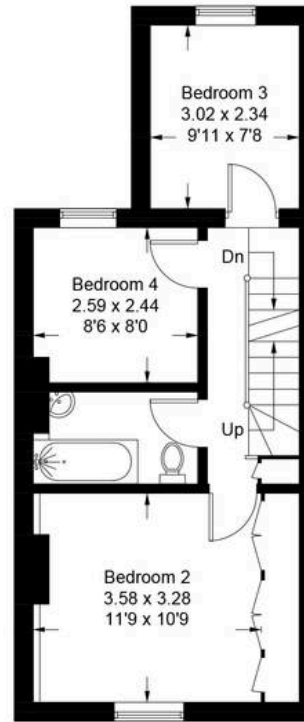
Total = 144.0 sq m / 1550 sq ft



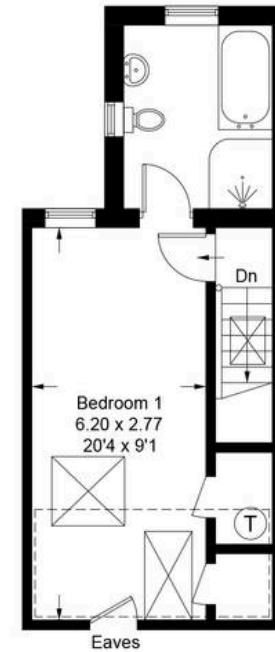
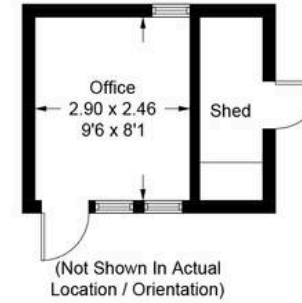
Produced for Stride & Son Estate Agent.



Ground Floor



First Floor



Second Floor

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.

Created by Emzo Marketing 2026. (ID1297261)



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