



10 New Park Road, Chichester, PO19 7XH



hancock
Lettings & Estate Agents

10 NEW PARK ROAD GUIDE PRICE £645,000

Four Bedrooms

EPC D

Freehold

Victorian

Private Rear Garden

Semi-Detached

Garage

Three Floors

City Location

Desirable



This attractive four-bedroom semi-detached home combines period character with versatile accommodation arranged over three floors. Ideally positioned on the ever-popular New Park Road, the property enjoys delightful views towards Priory Park and offers spacious living throughout perfect for families having everything on your doorstep. The property has been a family home for the existing owners for 30 years.

The property is approached via a stepped front porch leading into a welcoming entrance hallway. To the front of the house is a charming sitting room centred around a feature fireplace, whilst a second reception room provides a multifunctional space comprising of sitting and dining areas. A well-appointed kitchen positioned to the rear, enhanced by thoughtfully placed Velux windows allowing an abundance of natural light to flood the space. A useful rear lobby provides additional storage and practical access to the rear garden.

On the first floor, the generous principal bedroom enjoys ample space together with attractive views across Priory Park Gardens and the Cathedral in the distance. A second double bedroom overlooks the rear garden, whilst the floor is served by a family bathroom and separate W/C.

The second floor offers two further bedrooms, including a front-facing double bedroom and a rear single bedroom, both enjoying lovely elevated outlooks.

Outside you have a private rear garden which is thoughtfully laid out with shrubbery and seating areas. A garage which is big enough for a small car and access to the rear garden. The garden is East Facing. Permit parking is available on the surrounding streets subject to availability.

A further benefit of the property is the beautifully designed double glazed sash windows, sympathetically style to complement the property's conservation area.

New Park Road is ideally situated within walking distance of the historic city centre of Chichester, renowned for its Roman walls, striking cathedral and excellent range of independent shops, cafés and restaurants. The property is particularly well placed for access to Chichester Festival Theatre, the popular Priory Park, highly regarded local schools and the mainline railway station providing services to London Victoria. The area also offers convenient access to the South Downs National Park and the West Wittering coastline, making it an excellent location for those seeking both city convenience and outdoor lifestyle opportunities.

Additional Information :

Tenure : Freehold

EPC : D

Broadband Speeds : Up To 1000mbps

Mobile : EE, Three, O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



ADDITIONAL INFORMATION

Local Authority – Chichester
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1291.00 sq ft
Tenure – Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1328 ft²

123.2 m²

Reduced headroom

44 ft²

4.1 m²

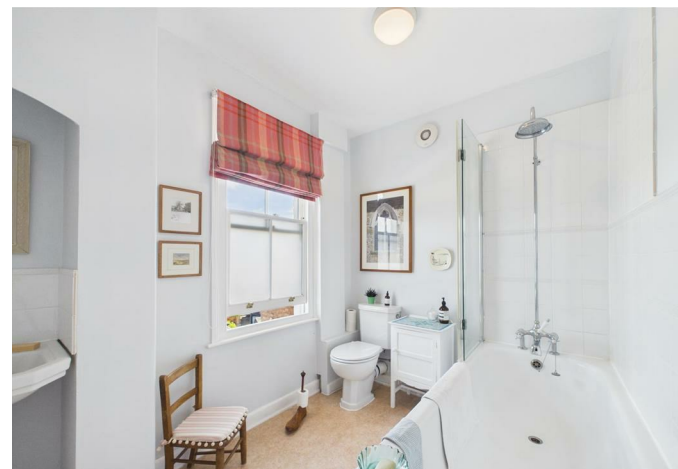
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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