33 St. Pauls Road, Chichester, PO19 3BJ

Guide Price **£550,000**

Henry Adams
estate agents

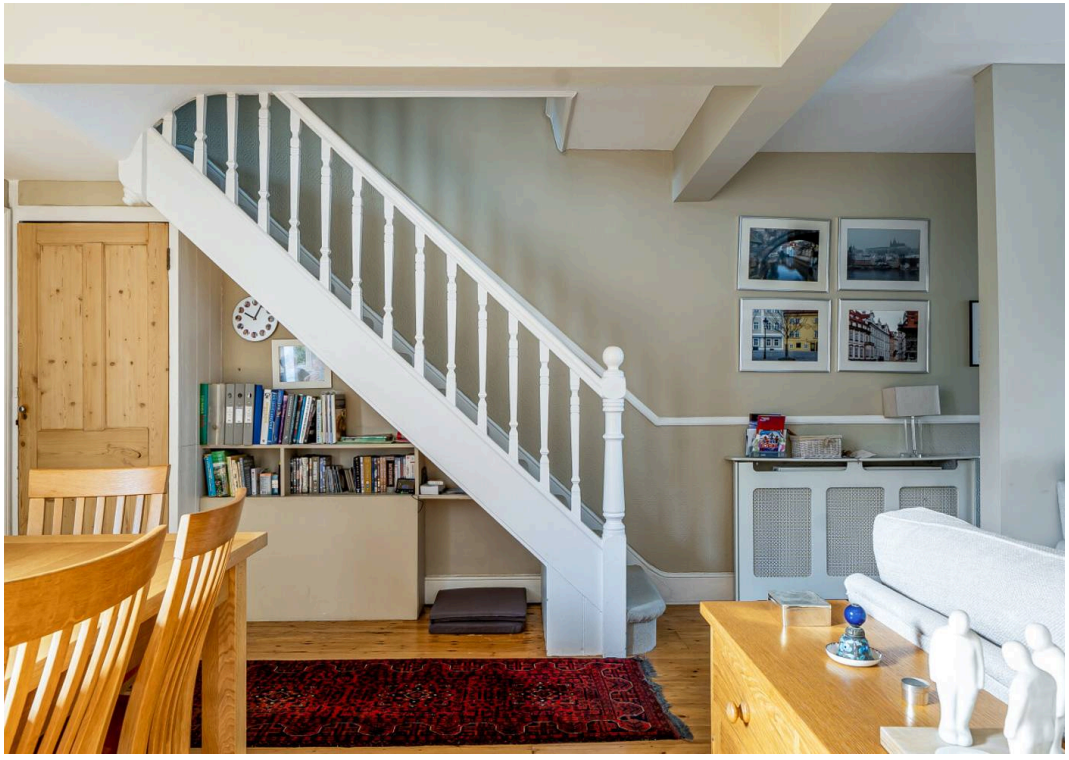
33 St. Pauls Road, Chichester

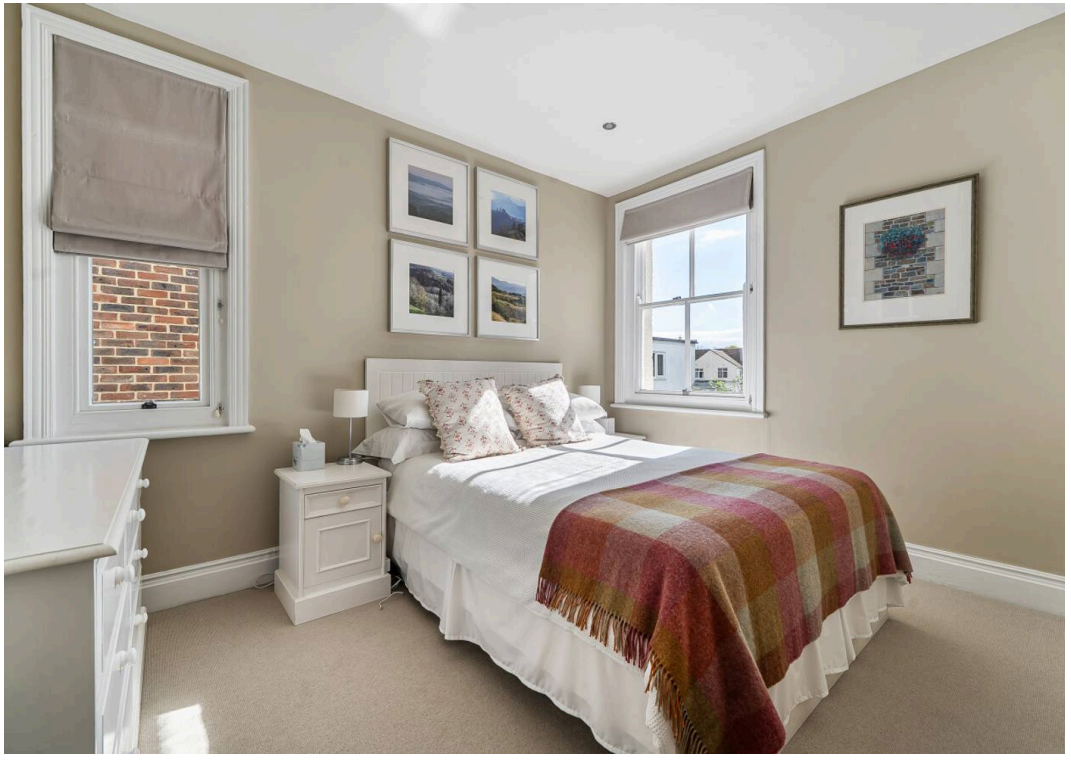
- Character property
- Close to city centre
- Three bedrooms
- Useful loft room
- Landscaped garden
- Well presented

This elegant semi-detached home combines classic Edwardian character with beautifully considered modern living, arranged over three light and versatile floors. Ideally positioned close to the heart of Chichester's historic city centre and the renowned Chichester Festival Theatre, it offers both convenience and cultural appeal.

The sitting room is an inviting space, centred around a handsome stone fireplace and framed by a traditional bay window that fills the room with natural light. Beyond this, the dining area opens directly onto the garden, creating an effortless connection between indoor comfort and outdoor enjoyment. The kitchen/breakfast room has been finished in a sleek contemporary style, with integrated appliances, skylight and glazed bi-fold doors that enhance both light and space. A stylish shower room completes the ground floor.

The principal bedroom can be found on the first floor, and from here, stairs rise to a versatile top-floor room ideal as a study or hobbies space, complemented by extensive eaves storage and Velux windows. Two further bedrooms occupy the first floor, one currently arranged as a dressing room and the other with fitted wardrobes, along with a well-appointed family bathroom with shower over bath.





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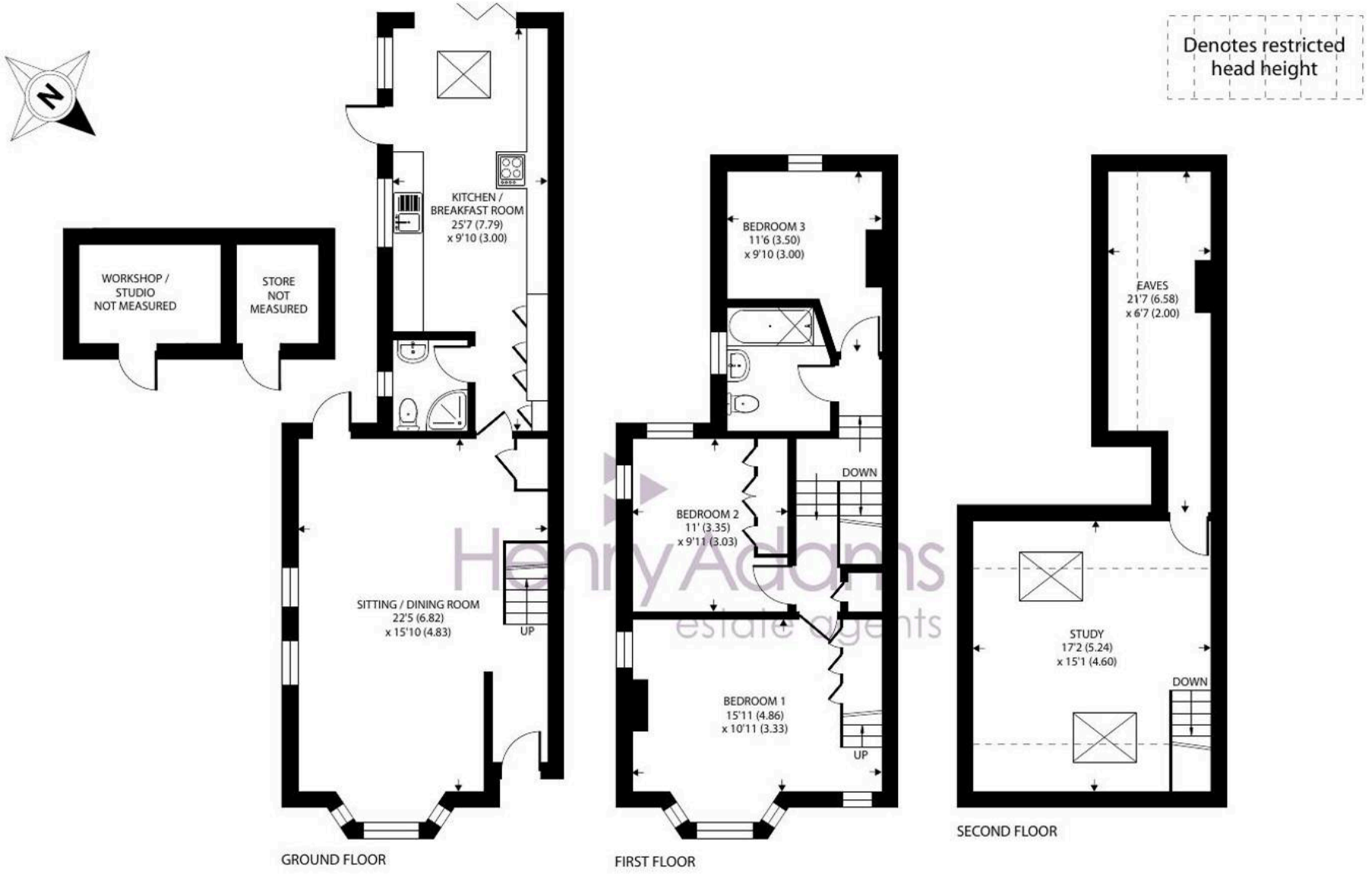

Approximate Area = 1425 sq ft / 132.3 sq m (excluding garden store & store)
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Total = 1531 sq ft / 142.1 sq m

For identification only - Not to scale

Outside the home presents beautifully. A low brick wall and evergreen hedging provide privacy at the front, with an original Edwardian tiled pathway leading to the covered entrance.

The south-west facing rear garden has been thoughtfully landscaped to create a sheltered and private setting, with a blend of paving and decking offering low-maintenance areas for dining and relaxation. Mature trees and established planting add depth and character, while a cedar-clad studio workshop with adjoining store provides valuable additional space.

An early viewing is recommended.

Chichester District Council - 26/27 Tax Band D £2,492.15
EPC-E

Directions - From the Northgate circulatory system, take the turning proceed north west along St Pauls Road (B2178) signposted to Funtington. Number 33 is on the left
What3words - adjust.played.island

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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.