



42 King George Gardens, Chichester, PO19 6LB

Guide Price £450,000

 **Henry Adams**  
estate agents



## 42 King George Gardens, Chichester

Situated in a sought-after location, close to the city centre and renowned Festival Theatre, lies this extended terraced house.

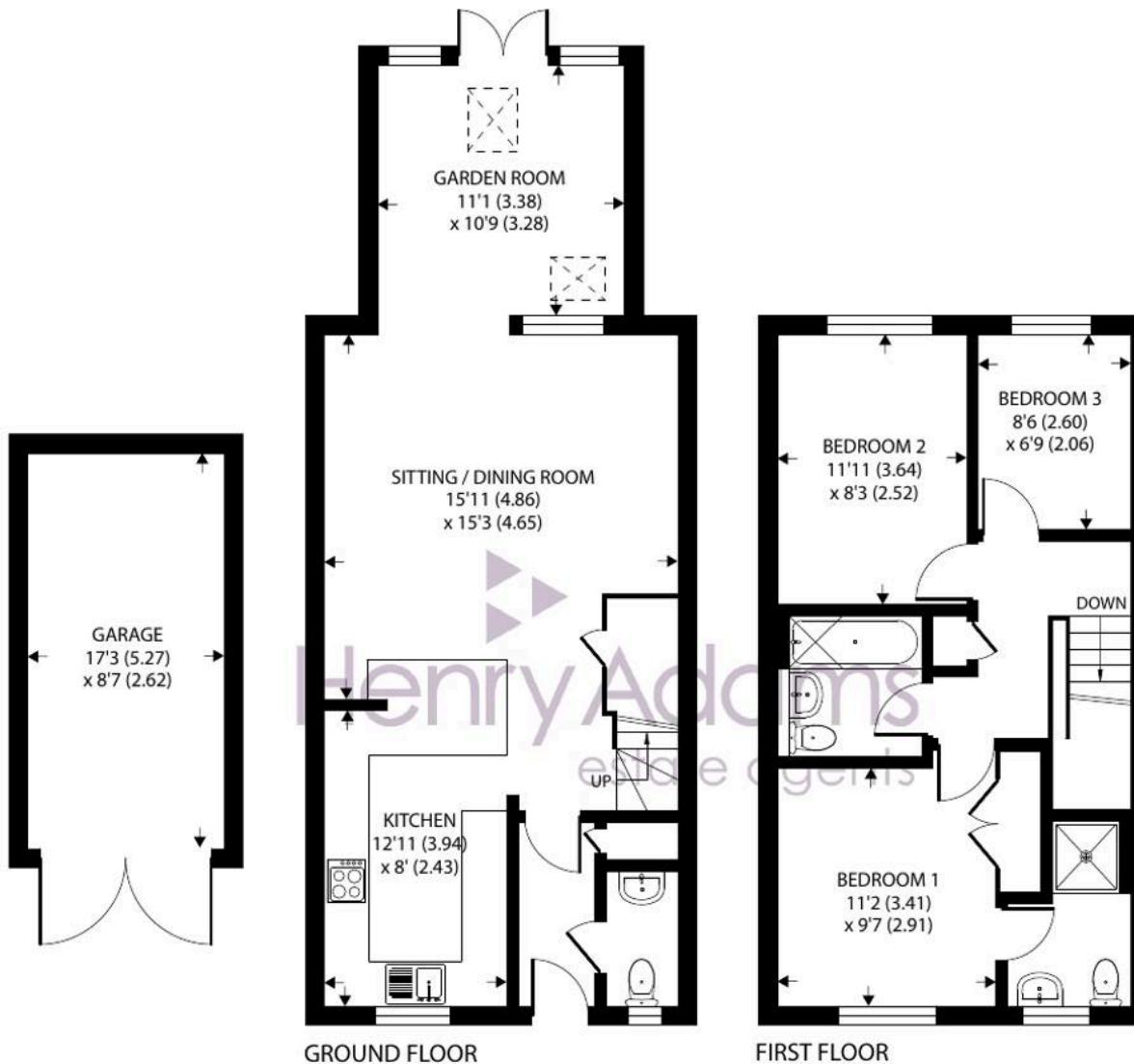
- Sitting/dining room
- Garden room
- Kitchen
- Cloakroom
- Three bedrooms
- En-suite shower room/WC
- Bathroom/WC
- Courtyard garden
- Garage and residents' parking

This extended terraced house is ideally located in a highly sought-after cul-de-sac, just a short distance from the Chichester city centre and the renowned Festival Theatre. The property features a spacious sitting/dining room which is open plan to a well-equipped kitchen and garden room which provides access to the rear garden. A useful cloakroom can also be found on the ground floor. There are three well-proportioned bedrooms, including a principal with an en-suite shower room and WC. A separate bathroom with WC completes the accommodation.

Outside, the property offers a charming courtyard garden which has been designed for low maintenance. To the front of the property is residents' parking and a garage is situated nearby with further parking available in front of the garage.







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Approximate Area = 1035 sq ft / 96.1 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1184 sq ft / 109.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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**Location** - 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.

Estate Service Charge - Currently £295 pa

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-C

**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. Number 42 can be found on the right towards the end. what3words - mostly.speaks.marker

**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  
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