

14 Priory Road, Chichester, PO19 1NS

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14 PRIORY ROAD GUIDE PRICE £895,000

No Onward Chain

Townhouse

Principal Bedroom Suite

Kitchen with Aga

Good Sized Reception Room

Ground Floor WC

Private Rear Garden

Parking





Offered with no onward chain, this beautifully presented three bedroom town house, ideally positioned overlooking Priory Park and within easy reach of Chichester city centre.

The property opens into a welcoming entrance hallway, with a useful cloakroom/WC and access through to the main living accommodation. The reception room is a bright and inviting space, with doors opening through to the kitchen/dining room. The kitchen/diner enjoys lovely views and access onto the rear garden and is fitted with a range of units together with an Aga, creating a characterful and practical heart to the home.

The rear garden is arranged with a combination of decking and paved areas, providing a low maintenance outdoor space ideal for seating and entertaining, with a planted border adding colour and interest. A useful gate at the rear of the garden provides direct access onto the parking area.

The first floor provides an impressive principal bedroom suite, complete with its own en-suite bathroom. This floor also benefits from a useful utility area and a separate office space, providing an ideal arrangement for those working from home or requiring additional flexibility.

The second floor offers two further bedrooms together with an additional family bathroom.

With its attractive presentation, versatile three-storey accommodation, private rear garden, parking and enviable views over Priory Park, this is a delightful town house in a highly sought-after Chichester location.

Priory Road is ideally situated within easy reach of the centre of Chichester, with the beautiful Priory Park virtually on the doorstep. The park provides an attractive green space for leisurely walks, recreational activities and enjoying the outdoors, while the historic city centre is just a short walk away, offering a wide selection of shops, cafés, restaurants, bars and cultural attractions. Chichester's famous Cathedral, Festival Theatre and historic city walls are all easily accessible, while the surrounding area also offers excellent transport links, with the A27 providing convenient access towards the coast and surrounding towns. The nearby South Coast and popular destinations including West Wittering and East Head are also within easy reach, making this an excellent location for enjoying both city and coastal living.

Additional Information :
Tenure : Freehold
Council Band : F
EPC : C
Broadband : Up To 71mbps
Mobile : Good - EE, Three, O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



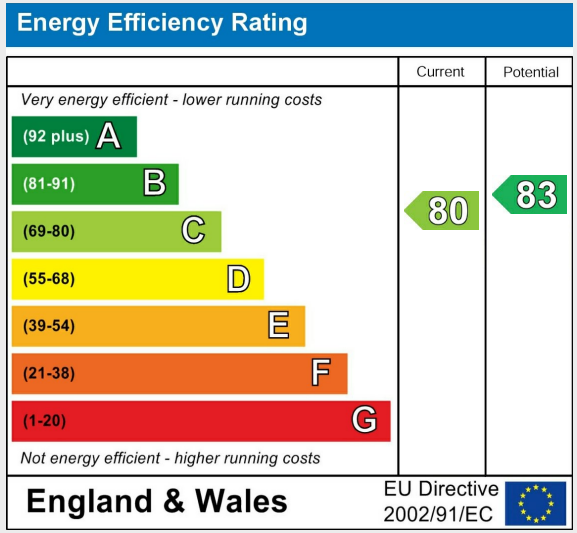




ADDITIONAL INFORMATION

Local Authority – Chichester District Council
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1528.00 sq ft
Tenure – Freehold







Floor 0



Floor 1



Floor 2



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Approximate total area(1)

1373 ft²

127.7 m²

Reduced headroom

3 ft²

0.3 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.

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