



63 Grosvenor Road, Chichester - PO19 8RU

Guide Price £600,000 - FREEHOLD



STRIDE & SON

63 Grosvenor Road

Chichester

Substantial detached home with flexible living space, generous gardens, driveway parking, two garages/outbuildings and exciting potential to modernise.

- Substantial detached family home with impressive and versatile accommodation
- Excellent flexibility for larger families, guests or home working
- Multiple reception/bedroom options to suit changing needs
- Bright and well-proportioned rooms throughout
- Ground floor shower room, cloakroom and first floor bathroom
- Additional first floor kitchen, offering superb multi-generational potential
- Generous rear garden with patio, lawn, greenhouse and shed
- Driveway parking with attractive gated frontage
- Two garages/outbuildings providing excellent storage or workshop space
- Scope to modernise and create a truly individual home
- Popular residential location within reach of local amenities, schools and the coast





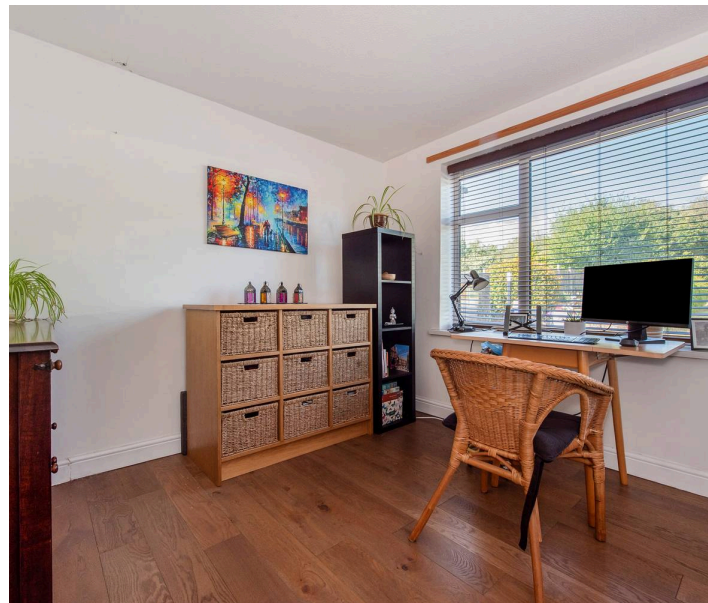
Accommodation

A substantial and highly versatile detached home offering generous accommodation, excellent outside space and a superb opportunity for buyers looking to create a home tailored to their own requirements.

Arranged over two floors, the property extends to approximately 1,750 sq ft of internal accommodation, with a total footprint of approximately 2,070 sq ft including the outbuildings. The layout is wonderfully flexible and currently provides a range of bedroom, reception and office spaces, making it well suited to larger families, multi-generational living, home working or those seeking adaptable accommodation with scope to reconfigure.

The ground floor offers a welcoming entrance hall, sitting room, kitchen/breakfast room, ground floor shower room, cloakroom and three additional rooms currently shown as bedrooms/office spaces. This provides superb versatility and could be used in a variety of ways depending on preference and requirements.

To the first floor, there are three further bedrooms, a bathroom and an additional kitchen, giving the home further flexibility and potential.







Whilst the property may benefit from some cosmetic updating, it offers a fantastic foundation with generous proportions, a practical and versatile layout and excellent scope for a buyer to enhance and personalise over time.

Outside, the home enjoys a generous and established rear garden, with lawned areas, mature planting, patio space, greenhouse, shed and plenty of room for outdoor dining, gardening or family use.

To the front, the property is approached via gates with driveway parking, and there are two garages/outbuildings providing excellent storage, workshop space or potential for alternative use, subject to any necessary consents.

This is a rare opportunity to acquire a spacious detached home with genuine flexibility, generous grounds and exciting potential in a convenient and well-regarded residential location.



Chichester is a sought-after cathedral city in West Sussex, offering an excellent mix of history, culture, shopping and everyday amenities.

Grosvenor Road is positioned around 1.1 miles south of Chichester city centre, making it well placed for access to the city's shops, restaurants, transport links and wider attractions.

This well-connected position offers convenient access to local shops, schools, transport links and everyday amenities, while also being well placed for the surrounding villages, Goodwood, the South Downs and the nearby coastline.

It is an appealing setting for buyers seeking generous space, flexibility and long-term potential within easy reach of Chichester's historic centre and wider attractions.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All Mains







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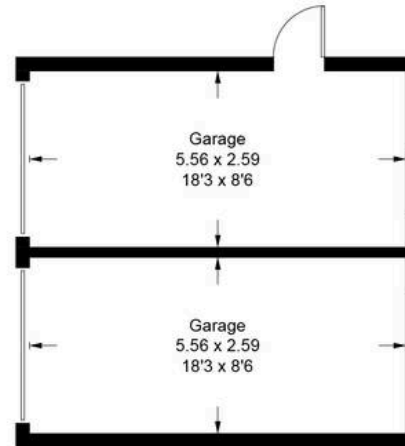
63, Grosvenor Road, PO19 8RU

Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft

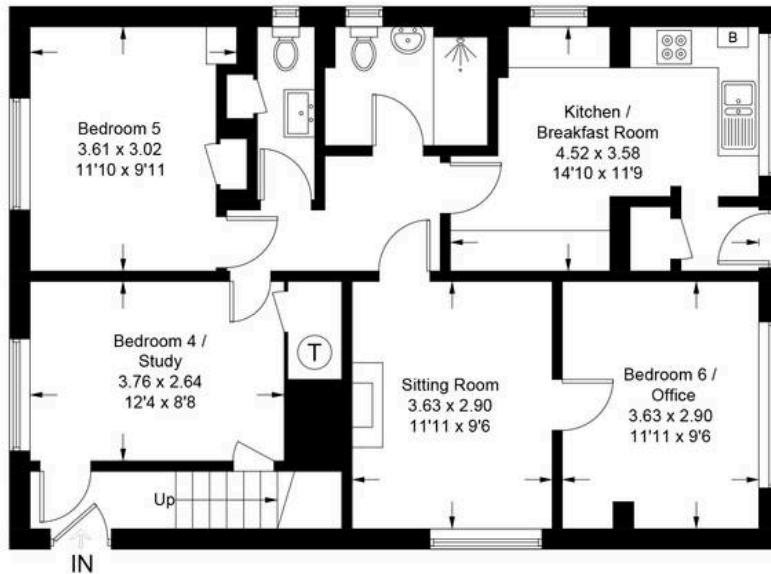
Outbuilding = 29.7 sq m / 320 sq ft

Total = 192.3 sq m / 2070 sq ft

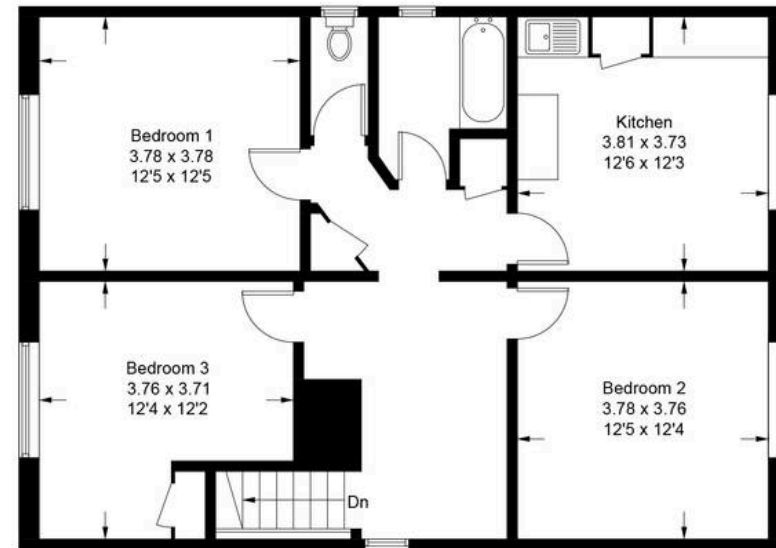
Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.

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Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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