



19 Barton Road, Chichester, PO19 3LJ

Guide Price £350,000

## 19 Barton Road, Chichester

A charming two bedroom home with woodland backdrop.

- Popular cul-de-sac location
- Dual aspect sitting room
- Open fireplace
- New gas boiler and radiators in 2022
- Two well-proportioned bedrooms
- Ideal garden for entertaining
- Off-road parking for two cars
- Access to Centurion Way & the Platinum Country Park

This attractive two-bedroom mid-terraced house is located at the far end of a quiet cul-de-sac on a popular development, approximately one mile west of the city centre.

With its charming cottage-style frontage featuring a half-tiled elevation, the property an attractive setting and a mature woodland backdrop at the rear.

Inside, the home offers a welcoming entrance hall leading to a bright, dual aspect sitting room. This spacious living area features an open fireplace and sliding patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection.





The classic Shaker-style kitchen is well-equipped with an electric oven, gas hob, and cooker hood. A handy utility cupboard provides plumbing for a washing machine, keeping the space neat and functional.

Upstairs, there are two bedrooms along with a family bathroom that includes an electric shower over the bath, making it ideal for everyday living.

Outside, the enclosed front garden adds curb appeal, while the rear garden is perfect for entertaining or relaxing. It features a crazy-paved patio, a lawn area and a generous covered alfresco dining space. A garden shed offers useful storage and a rear gate leads to two private off-road parking spaces, which are accessed via Newlands Lane.

Adjacent to the rear gate/parking spaces in Newlands Lane, is a public footpath leading on to Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. There is also Platinum Jubilee Country Park, a 40 acre beautiful green space of interesting paths over wetlands, newly planted trees, natural meadow grasslands offering peace and tranquillity to local residents and wildlife.







Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



**Location** - Located in the sought after Parklands area of Chichester, close to countryside and the Centurion Way cycle path, linking West Dean and Chichester, nearby there is a parade of local shops, primary and secondary schools. The city centre offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood 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 excellent 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.

**Directions** - Proceed north west out of Chichester along St Pauls Road (B2178) and take the fifth turning on the left into Sherborne Road. Proceed down Sherborne Road and take the third turning on the right into Oliver Whitby Road. After the parade of shops, take the third turning on the right into Barton Road and number 19 is at the end of the cul-de-sac.

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-D

**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.

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