



75 Grove Road, Chichester, PO19 8AP

Guide Price £415,000

75 Grove Road, Chichester

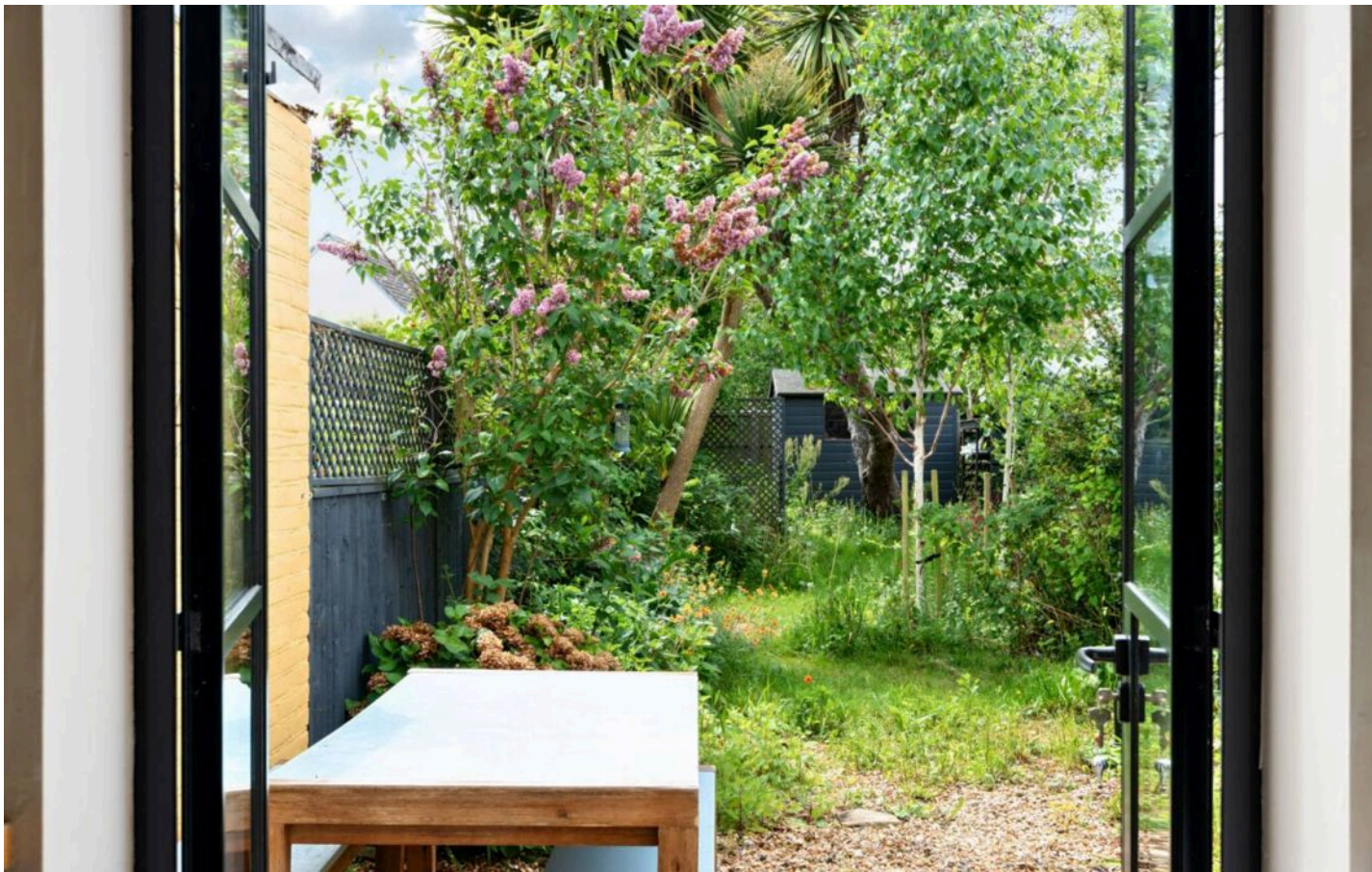
A stylish Victorian home with a south facing garden

- Victorian end of terrace house
- Close to the city centre
- Sitting room
- Dining room
- Galley kitchen
- Main bedroom with dressing area and en-suite bathroom
- Second bedroom
- Shower room
- South facing rear garden
- No onward chain

Located in the ever-popular Grove Road, known for its charming Victorian houses and close proximity to the heart of Chichester, this beautifully presented end-of-terrace period home offers elegant interiors, generous living space and a thoughtfully landscaped garden.

Offered to the market with no onward chain, the property combines timeless character with modern convenience.





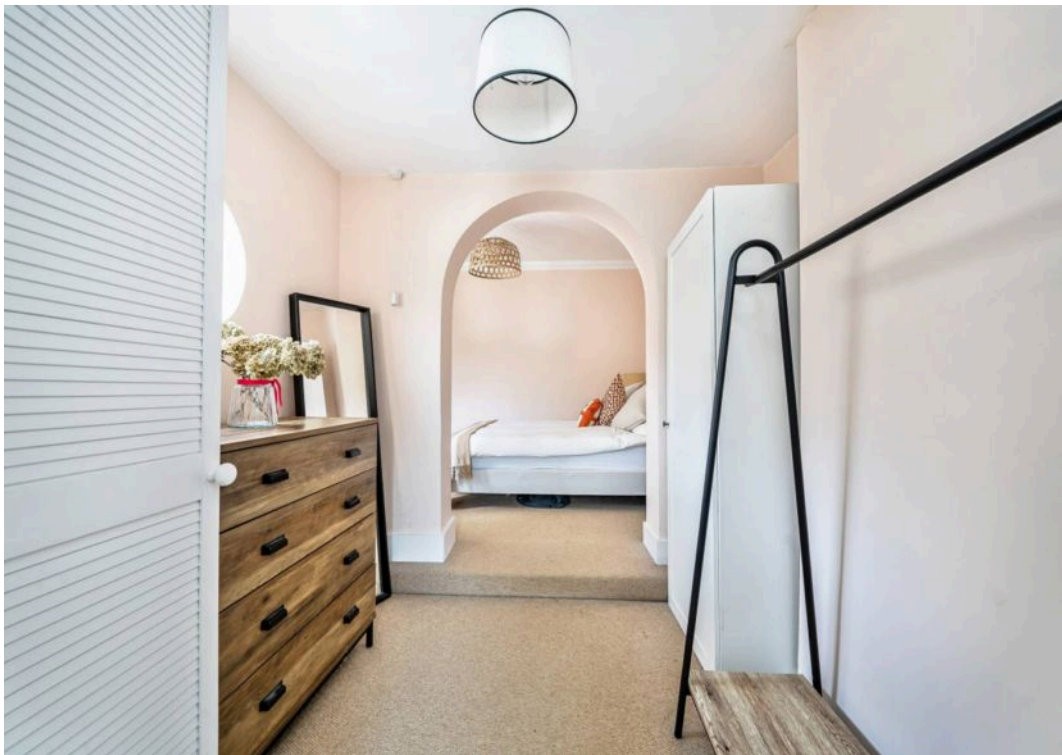
Inside, the home is tastefully decorated throughout. The front reception room features a striking fireplace and bespoke built-in book cabinets, creating a warm and inviting space. To the rear, the open-plan dining area flows into a sleek, modern galley kitchen, which opens out to a relaxed seating area and the delightful south-facing garden, an oasis for both outdoor entertaining and local wildlife. The garden itself is a mix of shingle and lawn, thoughtfully designed for year-round enjoyment.

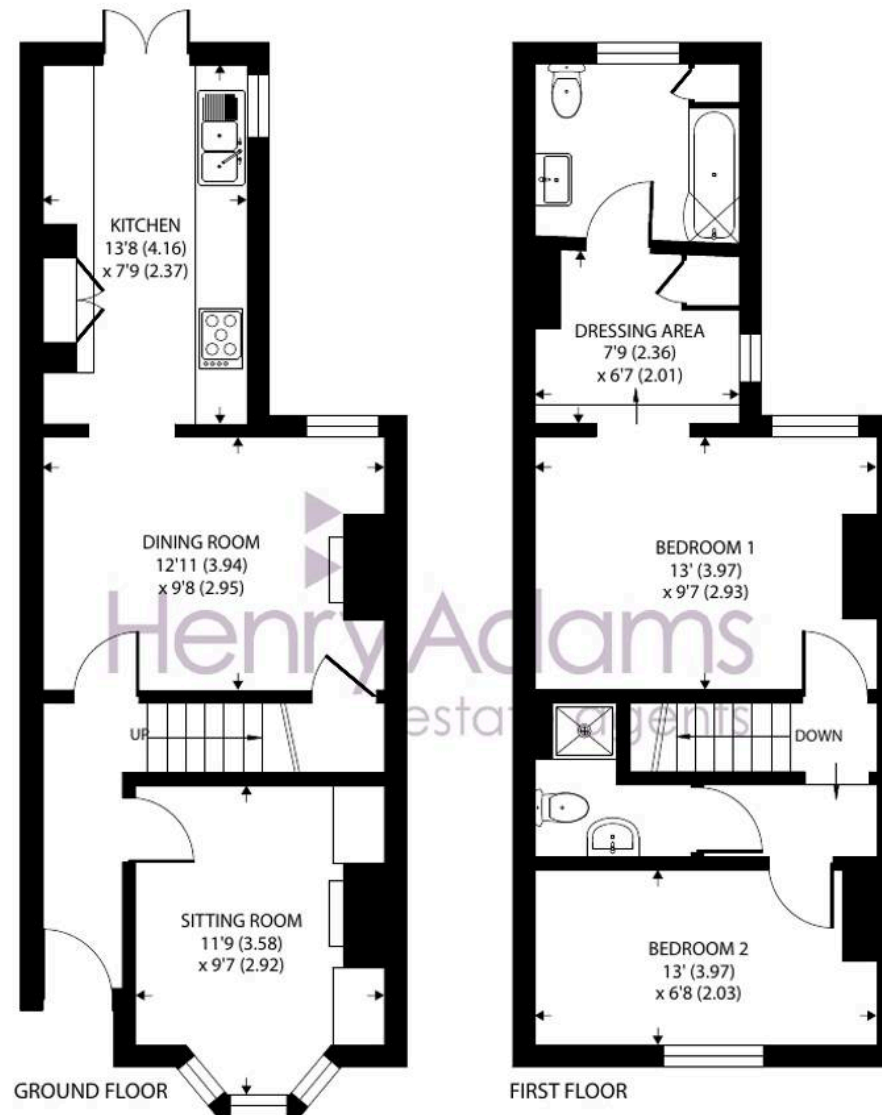
Upstairs, there are two generous double bedrooms. The main bedroom benefits from a dedicated dressing area and a stylish en-suite bathroom, while the second bedroom is served by a contemporary shower room.

Perfectly suited for city living, this home is ideally located within walking distance of Chichester's train and bus stations, as well as its array of restaurants, shops, and cultural attractions. A refined blend of period charm and modern lifestyle, this property is ready to move straight into.

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







Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 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.

Directions - Proceed south along Market Avenue (A286), keeping in the left hand lane (Basin Road) and pass over the level crossing. Take the first left into Kingsham Road and as the road leads into Kingsham Avenue, turn left into Grove Road. The property is on the right after a short distance. what3words -harder.rails.charge

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 henryadams.co.uk

