



61 King George Gardens, Chichester, PO19 6LE

Guide Price £695,000

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An elegant town house about half a mile from the city centre.

- Highly desirable location
- Versatile accommodation
- Three bedrooms (two with en-suite facilities)
- South west facing conservatory
- Ground floor dining room and kitchen/breakfast room
- Low maintenance rear garden
- Garage and allocated parking space

This elegant three-storey town house is set within a highly sought-after estate, benefiting from a south west facing private rear garden, a garage and an additional allocated parking space.

The property is ideally positioned just a quarter of a mile from the renowned Chichester Festival Theatre and approximately half a mile from Chichester's city centre shopping precinct.

The accommodation is well proportioned and arranged over three floors, offering three bedrooms and three bathrooms in a balanced and versatile layout.





The ground floor comprises a welcoming reception hall with access to a spacious kitchen/breakfast room, complemented by a conservatory that opens directly onto the rear garden. A dining room is positioned at the front of the property and offers excellent potential for reconfiguration into an open-plan kitchen/dining space, if desired. A cloakroom completes the ground floor.

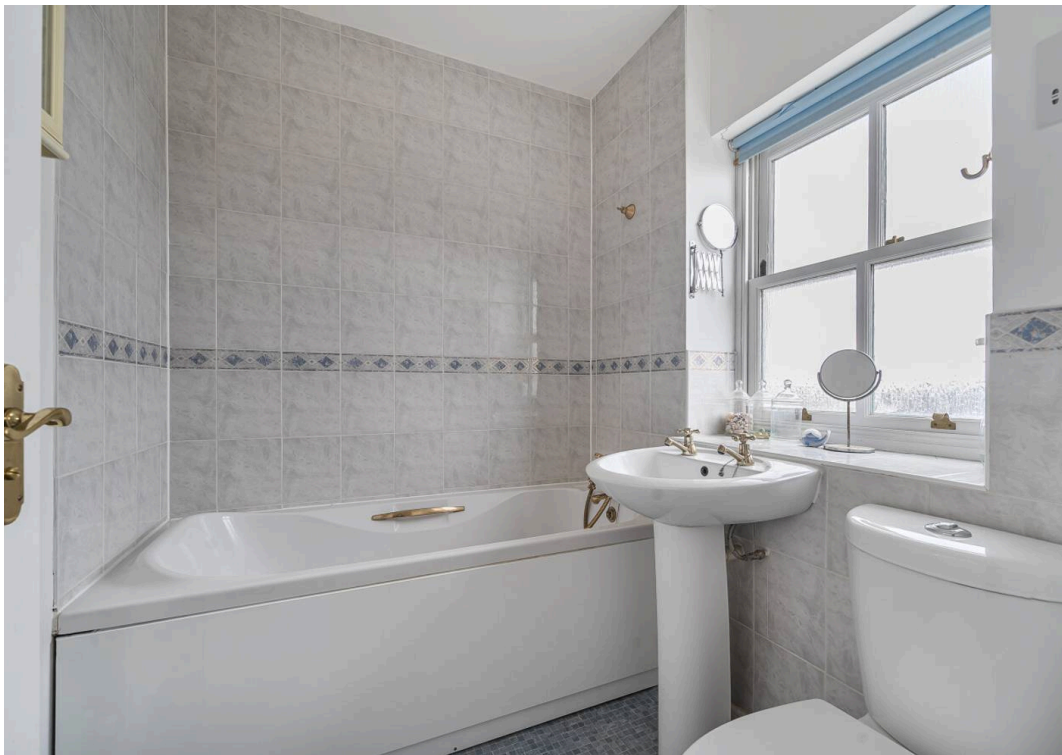
On the first floor, a bright sitting room with twin windows enjoys attractive views across well-maintained communal gardens towards Oaklands Park. To the rear is an additional bedroom overlooking the garden, ideal for use as a study if preferred, along with a bathroom accessed from the landing.

The south west facing garden is mainly laid to patio for ease of maintenance. To the end of the garden is a personal door leading to the garage.

Chichester District Council - 25/26 Tax Band G £3,895.10 EPC-D









Approximate Area = 1574 sq ft / 146.2 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1723 sq ft / 160 sq m

For identification only - Not to scale



Location - King George Gardens is a 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.

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. Take the first turning on the right and number 61 is on the left.

What3words - tubes.limes.tolls





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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.