



## 4 King George Gardens, Chichester, PO19 6LB

Guide Price £765,000



## 4 King George Gardens, Chichester

A charming town house with south facing garden.

- Three storey town house
- Close to the city centre
- Versatile accommodation
- Garage and parking
- Chain Free
- Viewing recommended
- Three bedrooms
- Three bathrooms
- Ground floor cloakroom

This elegant Georgian-style townhouse is tucked away in a sought-after cul-de-sac, just moments from Chichester Festival Theatre and all the amenities of the city centre.

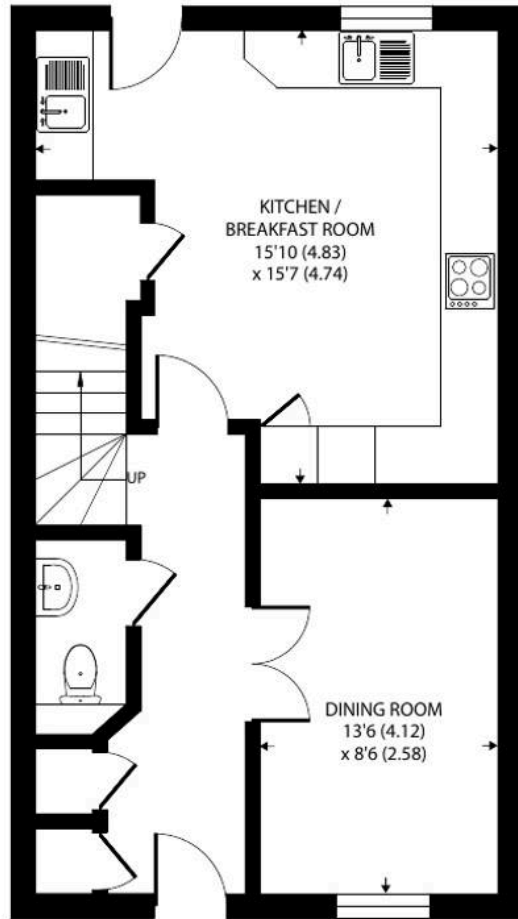
The versatile accommodation spans three floors, offering a cloakroom, kitchen/breakfast room, and study on the ground floor. The first floor features a sitting room with charming Juliet balconies, a double bedroom, and a family bathroom, while the top floor comprises two further double bedrooms, each with its own en suite.

Outside, the property enjoys a sunny south-facing garden, complemented by a garage and off-street parking. Perfectly positioned, this home combines classic style with contemporary comfort.





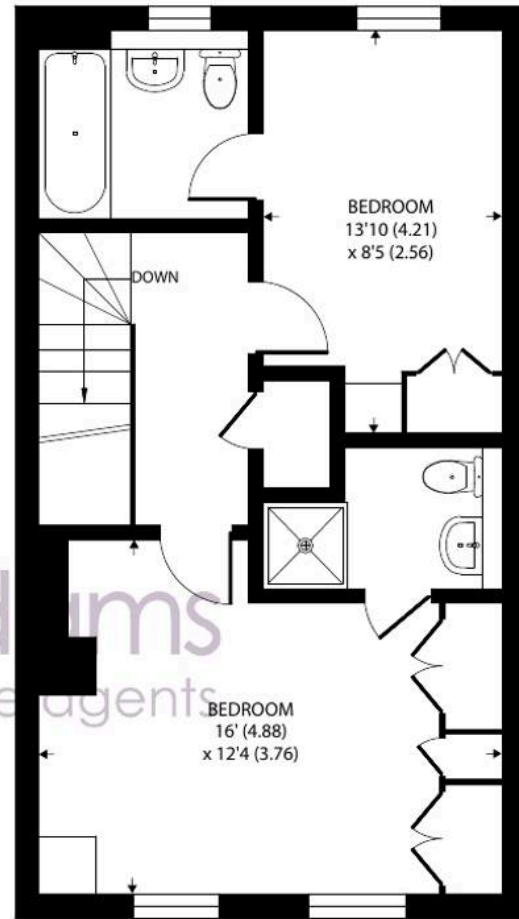




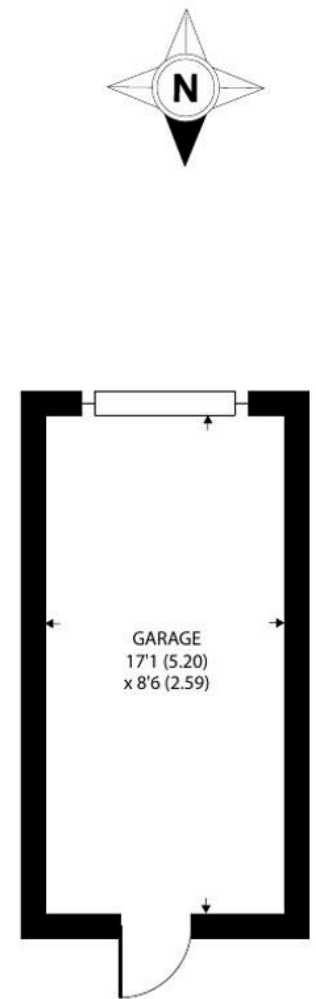
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Area = 1404 sq ft / 130.4 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1544 sq ft / 143.4 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. No 4 is on the left. What3words - gallons. broker. skips  
Chichester District Council - 25/26 Tax Band G £3,895.10 EPC-C





## Henry Adams - Chichester

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