

CHARLES PECK

Sales • Lettings • Valuers



58 King George Gardens, Chichester, West Sussex, PO19 6LE **Guide Price £850,000**

An attractive, modern townhouse offering spacious accommodation with a delightful west facing rear garden, allocated parking and garage, set in the ever popular King George Gardens development, just north of Chichester's historic city centre.

Entrance hall | Downstairs WC | Dining room | Kitchen | Conservatory | Living room |
Three bedrooms | En suite shower room | En suite bathroom | Family bathroom | Gas
central heating | Double glazing

NO FORWARD CHAIN

Location

The property is situated within King George Gardens, a popular and attractive development, located just a moment's walk to the north of Chichester's vibrant and historic city centre. Opposite the development lies Oaklands Park and the famous Chichester Festival Theatre. Chichester city centre has fantastic facilities including shops, restaurants, bars, the renowned Pallant House Gallery along with a mainline railway station with services to London Victoria. Just a short drive to the south are the sandy beaches of The Witterings and sailing can be enjoyed at Itchenor and Birdham Pool. The Goodwood Estate can be found just north of the Chichester, within the beautiful foothills of The South Downs National Park and offers great enjoyment for both horse and motor car enthusiast via its annual events.



Entrance hall

Downstairs WC

Dining room 15'1 x 8'10 (4.60m x 2.69m)

Kitchen 15'11 x 14'0 (4.85m x 4.27m)

Conservatory 11'10 x 9'0 (3.61m x 2.74m)

First floor landing

Living room 15'11 x 14'6 (4.85m x 4.42m)

Bedroom one 14'7 x 8'5 (4.45m x 2.57m)

Bathroom

Second floor landing

Bedroom two 15'11 x 10'10 (4.85m x 3.30m)

En suite shower room

Bedroom three 12'11 x 9'2 (3.94m x 2.79m)

En suite bathroom

Outside

To the rear of the property is a delightful, enclosed west facing courtyard-style garden, perfect for alfresco dining. Beyond this is a single garage (with up and over door), allocated parking bay with further visitor parking located close-by. To the front of the property is a small garden with box hedging and paved path leading to the front door.

Tenure

The property is freehold.

Council tax band

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General remarks

To view please telephone us on 01243 816666 to make an appointment.




Note

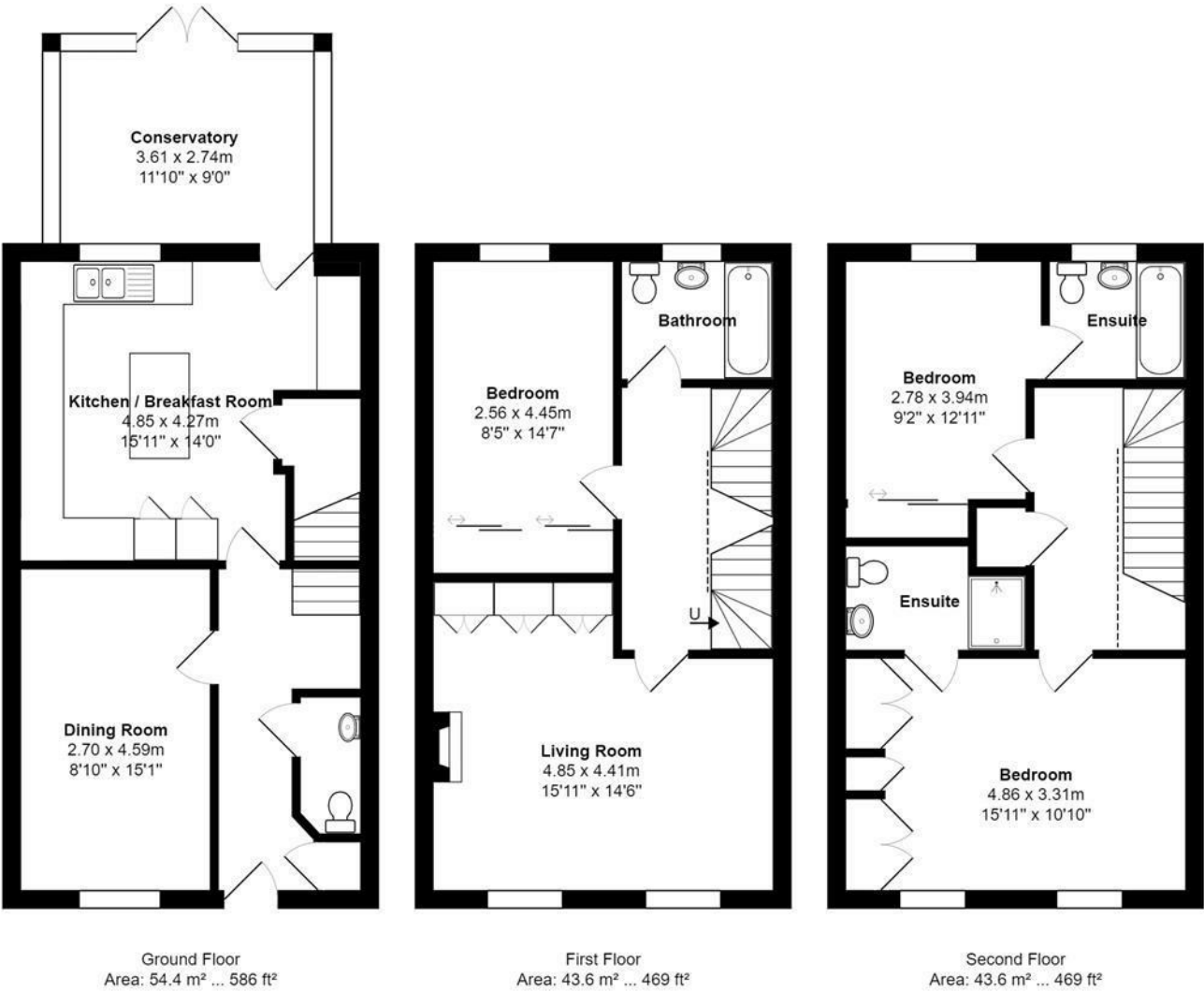
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



All measurements are approximate and for display purposes only.