



Kenton Budd
ESTATE AGENTS

Gilbert Road Chichester

GUIDE PRICE: £225,000

88 Gilbert Road Chichester PO19 3NL

'A Superb ground floor garden flat'



- Superb ground floor garden flat
- Convenient to the north/west of the city centre
- Delightful rear garden with summer house
- Popular 'Parklands' location flat
- Two bedrooms
- Sitting/dining room
- Utility room

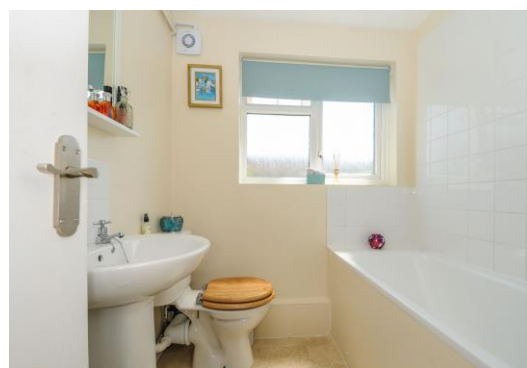
An excellent ground floor garden flat with it's own private entrance/front door and garden, in the sought after 'Parklands' area of the city, within walking distance to the north/west of the city centre.

The property is extremely well presented and has been much improved by the present owners.

The front door opens to the entrance hall with a large under-stairs cupboard and the sitting room is bright and spacious and is west facing. There are also two bedrooms, with the master bedroom overlooking the private rear garden. Within the garden there is a superb summer house with attached store. Located off the modern kitchen, there is a utility room.

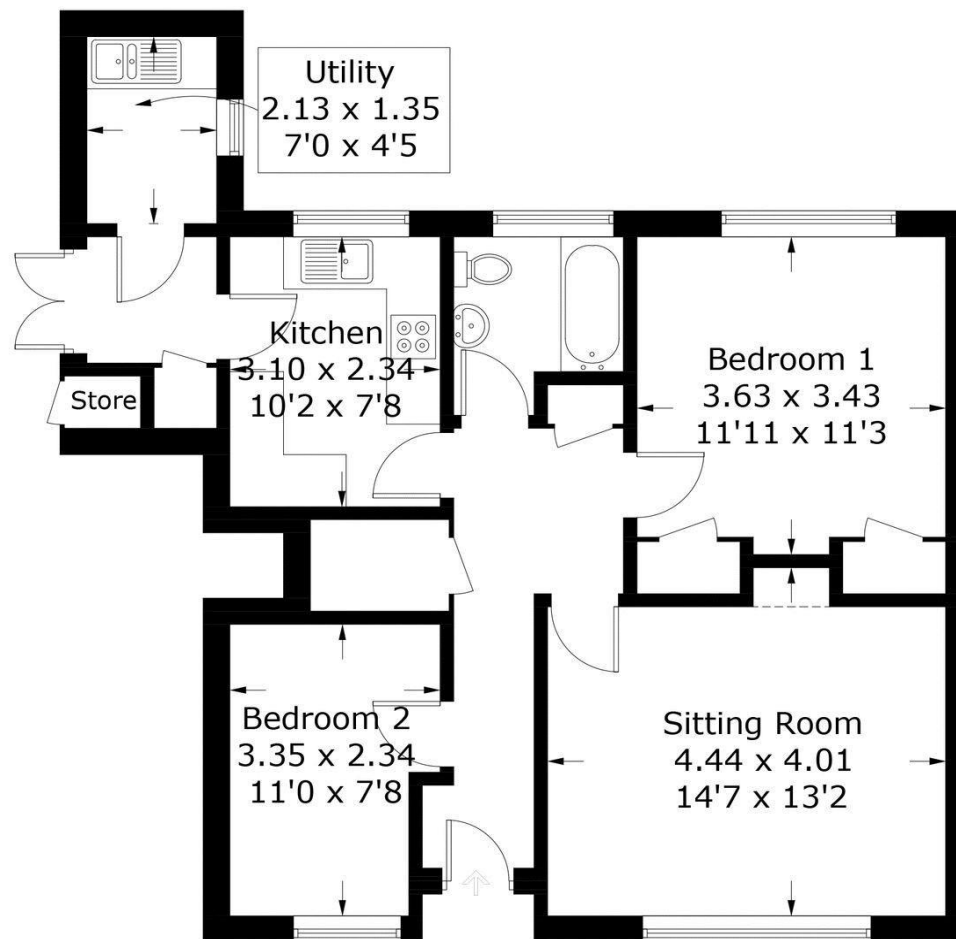


The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour and windsurfing 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.



Gilbert Road, Chichester, PO19

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID344657)

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