



21 New Park Road
Chichester, West Sussex

A beautifully presented four bedroom townhouse, with garage and parking, close to Chichester city centre.

A three-storey townhouse (1,567 sq ft/145.4 sqm) located just outside the East city walls, close to popular restaurants and the main shopping centre. Completed in 2014 by Seaward Homes, the property offers flexible accommodation, including a large ground floor bedroom/garden room with an en suite shower room.



1 RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



INTEGRAL GARAGE



WEST FACING GARDEN



FREEHOLD



CITY



1,567 SQ FT



**GUIDE PRICE
£695,000**



The property

Built by respected local developer Seaward Homes in 2012, the property offers versatile accommodation over three storeys. On the ground floor there is a spacious entrance hall with an interior door to the garage. There is also an en-suite bedroom/reception room with French doors leading out to an enclosed west facing courtyard garden.

The primary living accommodation is on the first floor with wooden floors through all the rooms. The landing has doors to a utility room/cloakroom with a cupboard space for a double stack washing machine and dryer. The sitting room enjoys a Juliette balcony overlooking Litten Gardens and fitted bookshelves whilst the kitchen/dining room at the rear enjoys a West facing aspect with a Juliette balcony. The kitchen is fitted with shaker style units and stone worktops with a range of integral appliances and a gas hob.

On the second floor there are three further bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

Outside

The property is accessed via an electric gate to a private communal area for the nine residents of the terrace. At the front there is a private drive providing off road parking for one car.

The garden is tiled for ease of maintenance and provides an ideal entertaining space for a barbeque, and/or decorating with plant pots.



Location

21 New Park Road lies just outside the historic city walls, a short distance from the many amenities found within the mainly pedestrianised city centre.

Priory Park, the New Park Centre, Chichester's Racquets & Fitness Club, the adjoining public tennis courts, and the renowned Festival Theatre are all within easy reach.

The mainline station is about a mile away and provides access along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant. The A27, also a mile away, provides access to the A3(M) and on to the M25. Portsmouth ferry port, about 16 miles, provides access to the Isle of Wight, Channel Islands and to Continental Europe. Southampton Airport is about 30 miles.

The Centurion Way foot and cycle path is accessed to the west of Chichester and provides access northwards to the South Downs National Park and, via the Salterns Way, along the harbour shoreline to the

sandy beach at West Wittering. Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts including The Festival of Speed and Revival meetings.

Sailing may be enjoyed from the many villages around Chichester Harbour and off the coast.



Distances

- Chichester City Centre 0.1 miles
- Portsmouth 18 miles
- Gatwick Airport 44 miles

Nearby Stations

- Chichester

Key Locations

- Chichester Cathedral
- Chichester Festival Theatre
- Goodwood House
- Pallant House Gallery
- Weald & Downland Living Museum

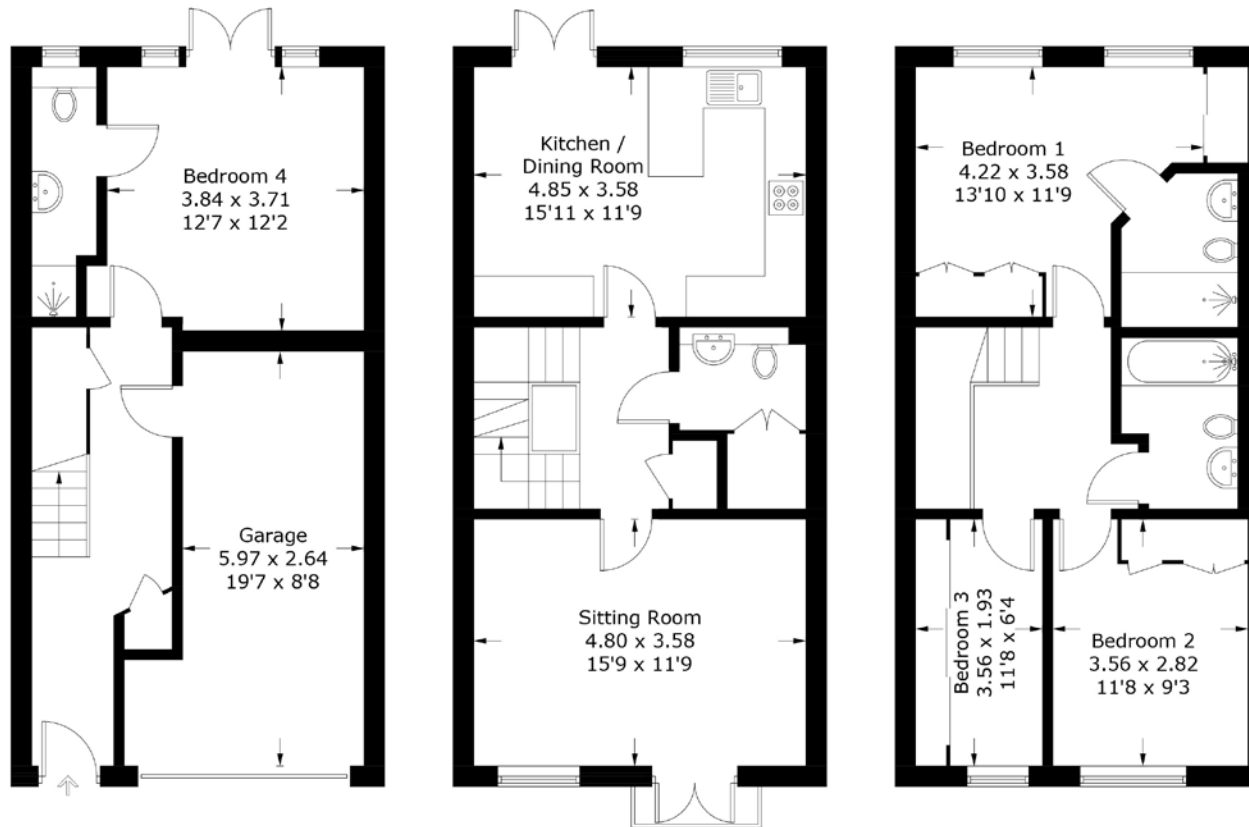
Nearby Schools

- Bishop Luffa
- The Prebendal
- Westbourne House
- Oakwood
- Great Ballard



New Park Road, PO19

Approximate Gross Internal Area = 145.4 sq m / 1567 sq ft
(Including Garage)



Ground Floor

First Floor

Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1220375)

Floorplans

House internal area 1,567 sq ft (145.4 sq m) including garage.

For identification purposes only.

Directions

PO19 7YF

what3words:///gather.delay.dime. Brings you to the front gate.

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

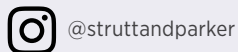
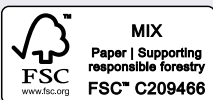
EPC Rating: C

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited