



Bell & Blake
SALES & LETTINGS

44 Guilden Road, Chichester, West Sussex, PO19 7LA

Guide Price £575,000

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EPC

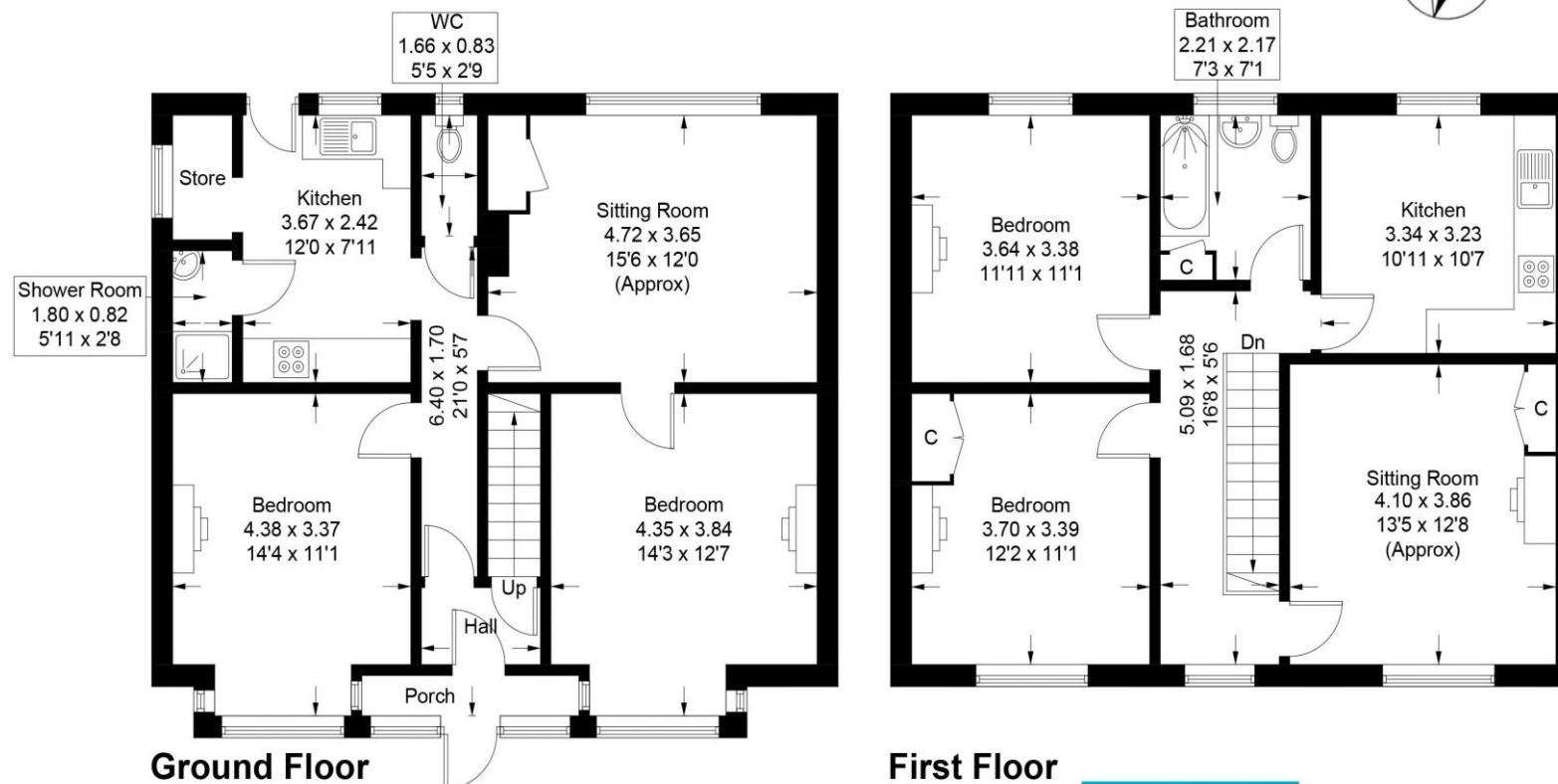
- ***Brand New Roof with Guarantee***
- Large West facing garden
- Potential to extend (STPP)
- Parking for multiple vehicles
- Close to Chichester Centre
- Fantastic period features still in place
- Quiet cul-de-sac location
- Double glazed

CHAIN FREE! This charming four-bedroom detached house, currently configured as two separate two-bedroom flats, offers a unique opportunity to create a stunning family home in a sought-after, quiet cul-de-sac just moments from the city centre. With immense potential to either maintain the current setup or easily convert back to a spacious four-bedroom residence, this property is a hidden gem waiting to be transformed. The house features a large west-facing garden, perfect for outdoor living and offering ample space for potential extensions (subject to planning permission). The ground floor comprises a well-appointed kitchen, three generously sized reception rooms, a WC, and a separate shower room. Upstairs, you'll find a family bathroom and four bedrooms, one of which is currently used as a kitchen but can easily be reverted to a bedroom. Outside, the expansive garden provides a tranquil space with views toward the Cathedral, while the side of the property boasts a large hard stand with parking for multiple vehicles and a single garage. This property presents an incredible opportunity to create a wonderful family home with outstanding outdoor space in a prime location. Viewing is strongly recommended to fully appreciate its potential.

Council Tax Band: C



Guilden Road



Approximate Gross Internal Area
 Ground Floor = 74.3 sq m / 800 sq ft
 First Floor = 69.0 sq m / 743 sq ft
 Total = 143.3 sq m / 1543 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. There are many attractions around Chichester including the Goodwood Estate only a 10 minute drive from the City Centre with the likes of the Motor Circuit & Race Course holding events throughout the year. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.

