

4 Grenville Gardens, Chichester - PO19 8XB

Guide Price ★ RECENTLY REDUCED ★ £385,000 - FREEHOLD

STRIDE & SON

4 Grenville Gardens

Chichester

A well-presented 3-bedroom detached home with carport, mature rear garden and versatile living space in a quiet cul-de-sac close to Chichester city centre.

- Attractive detached home in a quiet cul-de-sac
- Open-plan kitchen/breakfast/dining room
- Generous sitting room with archway to kitchen
- Principal bedroom with en suite
- Two further bedrooms + family bathroom
- Covered carport (16'0 x 7'10)
- Mature rear garden with outbuilding
- Ground floor cloakroom/WC
- Walking distance to city centre & station
- Freehold / 878 sq ft GIA

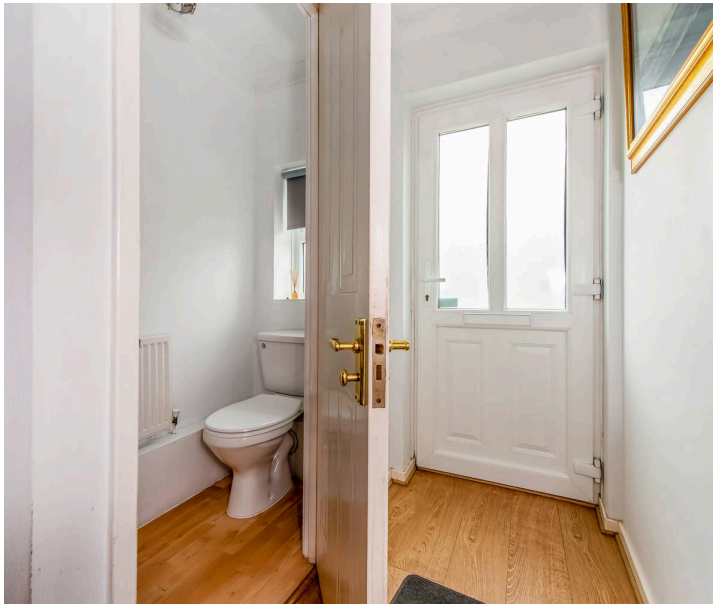












4 Grenville Gardens

ACCOMMODATION

Tucked away in a peaceful cul-de-sac within easy reach of Chichester city centre, 4 Grenville Gardens is an attractively presented three-bedroom detached family home offering well-proportioned accommodation across two floors, together with a covered carport and a wonderfully mature rear garden.

On the ground floor, the welcoming sitting room is a particularly generous space measuring 5.18 x 3.76 m (17'0 x 12'4), featuring attractive wood-effect flooring and a broad archway that connects seamlessly through to the kitchen/breakfast/dining room. This excellent open-plan kitchen space, measuring 4.72 x 3.43 m (15'6 x 11'3), is well-appointed with sage-painted shaker-style cabinetry, solid wood worktops, oven and gas hob.

A door opens directly to the rear garden, flooding the space with natural light. A convenient ground floor cloakroom/WC completes the ground floor accommodation.







ACCOMMODATION cont.

Upstairs, the first floor provides three bedrooms. The principal bedroom (3.68 x 2.57 m / 12'1 x 8'5) is a comfortable double with its own en suite shower room.

Bedroom two (2.79 x 2.74 m / 9'2 x 9'0) is a further double, and bedroom three (2.59 x 2.08 m / 8'6 x 6'10) offers a well-proportioned single, ideal as a children's bedroom or home office. A family bathroom with bath, WC and wash basin serves the remaining bedrooms.

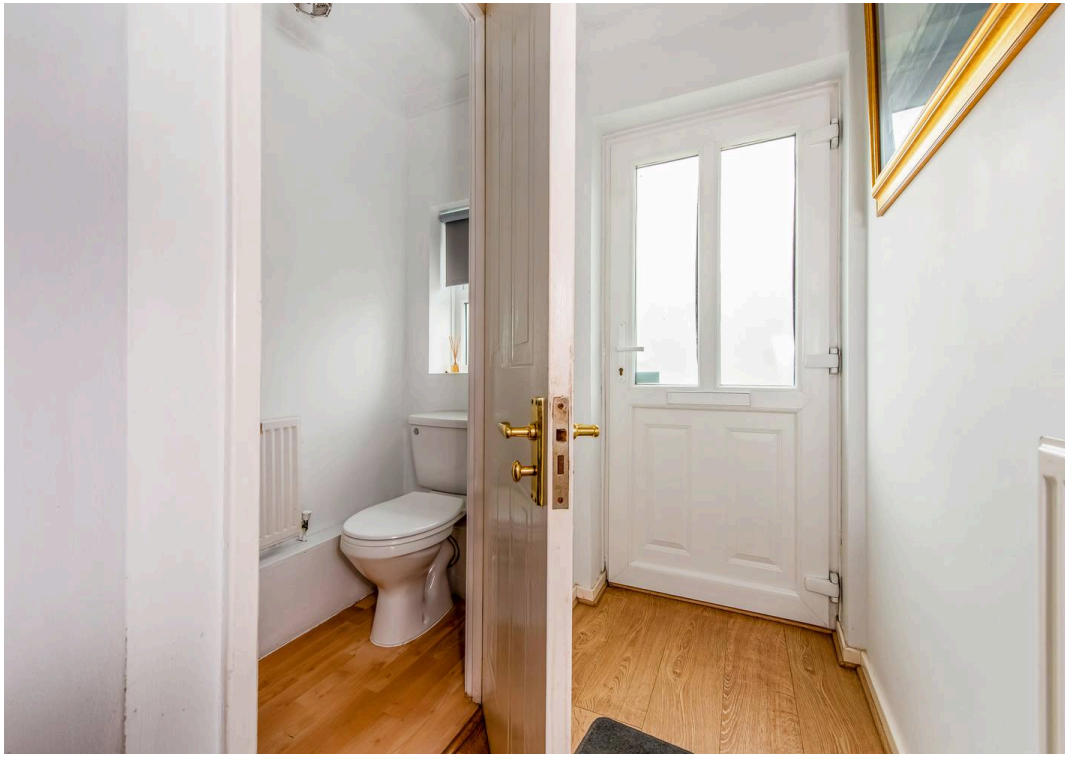
Externally, the rear garden is a real highlight — a mature, well-stocked space with established shrubs, flowering borders, raised beds, gravel pathways and a stepping-stone path leading to a detached outbuilding with power. A wooden gate provides side access.

To the front, the covered carport (4.88 x 2.39 m / 16'0 x 7'10) provides useful covered parking and additional storage, along with two further storage outbuildings located separately.









Grenville Gardens is ideally situated within easy walking distance of Chichester city centre, offering an excellent range of independent retailers, supermarkets, popular bars, cafés and restaurants. A regular bus service provides links to the city centre and the renowned West Wittering beaches to the south. Chichester is a vibrant cathedral city with a rich cultural scene, including the internationally acclaimed Festival Theatre, Pallant House Gallery and Priory Park with its historic cricket ground.

The world-famous Goodwood Estate is moments away, offering horse racing, motor racing, golf and the celebrated Festival of Speed. Chichester Harbour, an Area of Outstanding Natural Beauty, provides wonderful sailing and watersports opportunities. For commuters, Chichester mainline station offers regular services to London Victoria in approximately 1 hour 40 minutes, whilst Havant station provides a faster connection to London Waterloo in around 1 hour 20 minutes. Road links via the A27 provide easy access to Portsmouth, Brighton and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

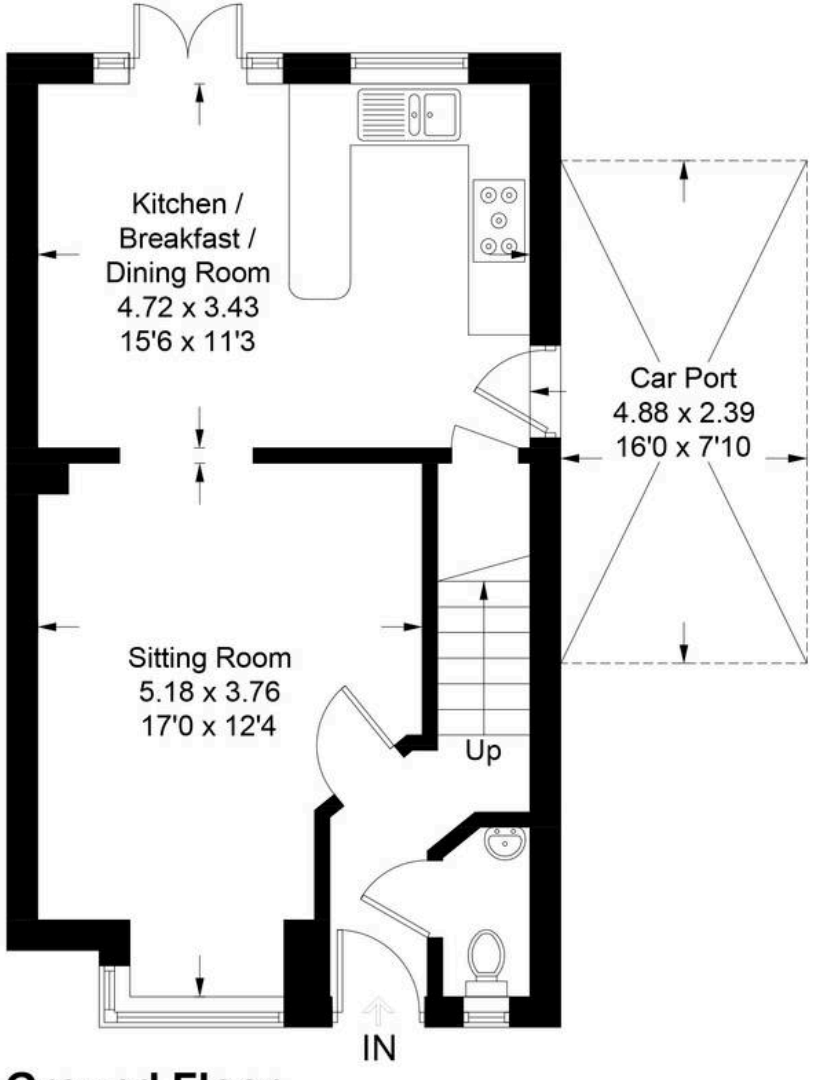




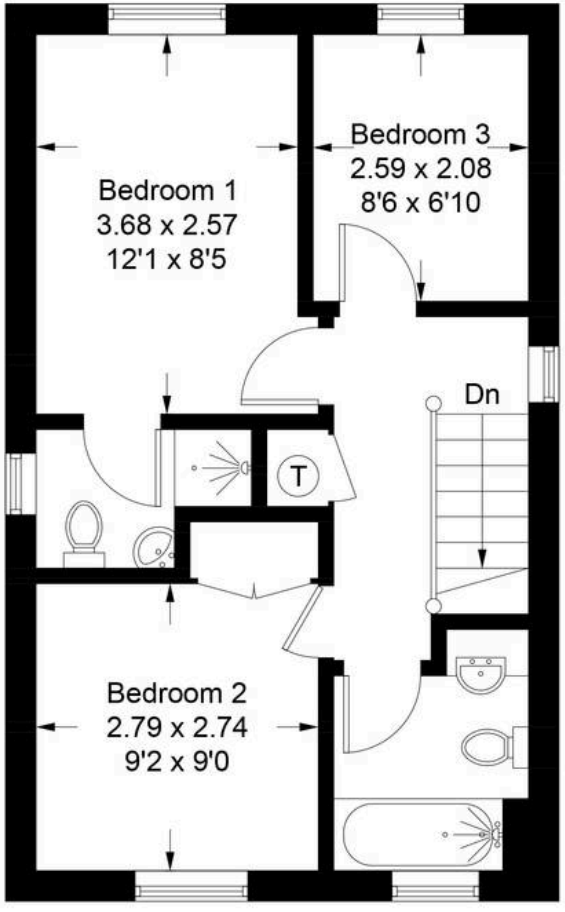
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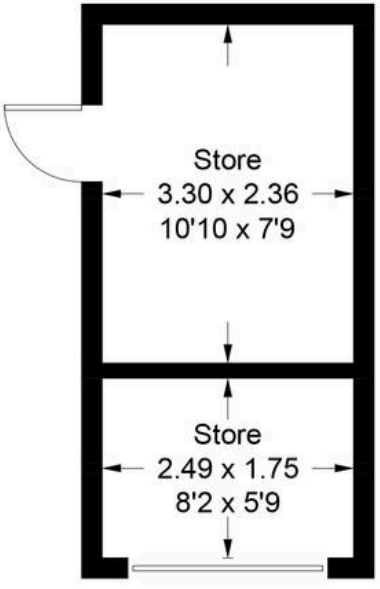
Approximate Gross Internal Area = 81.6 sq m / 878 sq ft
Stores = 12.7 sq m / 137 sq ft
Total = 94.3 sq m / 1015 sq ft
(Excluding Carport)
Produced for Stride & Son Estate Agent.



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Emzo Marketing 2026. (ID1303984)



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