



43 Grosvenor Road, Chichester - PO19 8RT

Guide Price £765,000 - Freehold



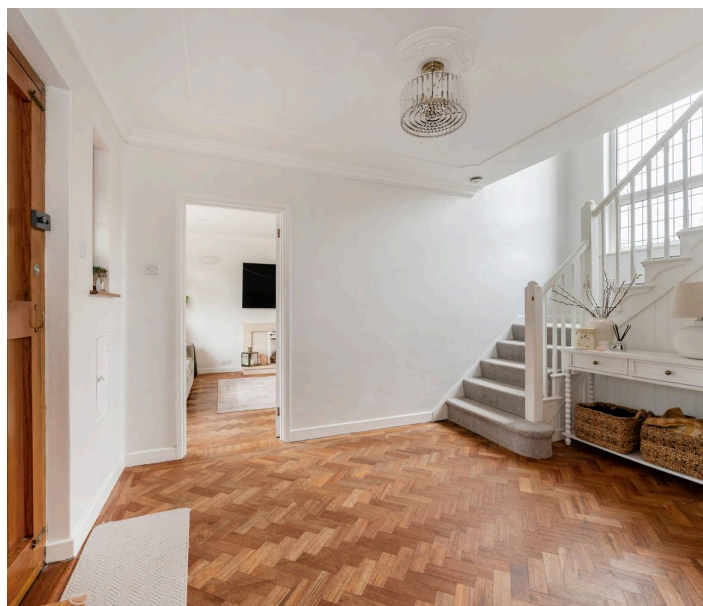
STRIDE & SON

43 Grosvenor Road

Chichester

An impressive four-bedroom detached home offering generous family accommodation, an integral garage, landscaped garden and versatile garden office, around one mile south of Chichester city centre.

- Substantial Four-Bedroom Detached Family Home
- Approx. 2,040 Sq Ft Including Outbuildings
- Spacious Sitting Room and Separate Dining Room
- Bright Conservatory Overlooking the Rear Garden
- Principal Bedroom with En-Suite Shower Room
- Family Bathroom and Ground-Floor Cloakroom
- Kitchen with Separate Utility Room
- Integral Garage and Generous Driveway Parking
- Landscaped Garden with Patio and Covered Seating
- Summer House/Garden Office Plus Separate Shed







Accommodation

This impressive four-bedroom detached home provides exceptionally generous and versatile family accommodation, extending to approximately 2,040 sq ft in total, including the integral garage and useful garden outbuildings.

Set behind an attractive brick wall and a wide frontage, the property benefits from a substantial driveway providing ample off-road parking, together with access to the integral garage. The handsome brick exterior, established planting and mature frontage create a welcoming first impression.

The front door opens into a spacious entrance hall, where attractive parquet flooring and a feature staircase immediately showcase the character found throughout the home. The hall provides access to the principal ground-floor rooms and includes a convenient cloakroom.



The well-proportioned sitting room offers plenty of space for the whole family, with parquet flooring, a feature fireplace and glazed double doors opening into the conservatory. The conservatory provides an additional reception area overlooking the garden and could be used as a playroom, reading room or relaxing garden room.



A separate dining room offers an excellent setting for family meals and entertaining, with a wide arched opening connecting naturally with the kitchen. The fitted kitchen provides a good range of storage and work surfaces, integrated cooking appliances and pleasant views over the garden.

Beyond the kitchen is a particularly useful utility room, offering additional storage, laundry facilities and direct access outside. The utility room also connects with the integral garage, creating an extremely practical layout for busy family life.

On the first floor, the generous principal bedroom benefits from built-in wardrobes and its own en-suite shower room. Three further well-proportioned bedrooms provide comfortable accommodation for children, guests or home working, complemented by a family bathroom.

Outside, the enclosed rear garden has been thoughtfully arranged for both relaxation and entertaining. A generous paved terrace provides ample space for outdoor seating and dining, while the lawn and established planting add colour and interest. A substantial timber-covered seating area creates an inviting space for summer gatherings.

At the end of the garden, a separate summer house or garden office offers excellent flexibility for those working from home, pursuing hobbies or requiring additional recreational space. A further garden shed provides useful storage.



Combining extensive accommodation, attractive character features, versatile outbuildings and a convenient location close to central Chichester, this is an excellent opportunity for families seeking space both inside and out.

Grosvenor Road is a well-established residential road situated approximately one mile south of Chichester city centre.

The property is conveniently placed for local shops, the canal and Chichester's mainline railway station. The historic city centre offers an excellent selection of shops, cafés, restaurants and cultural attractions, while the surrounding area provides easy access to the South Downs, Chichester Harbour, the south coast and the Goodwood Estate.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All Mains





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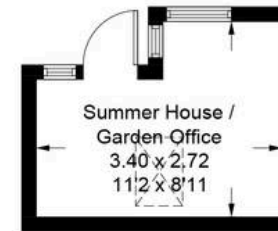
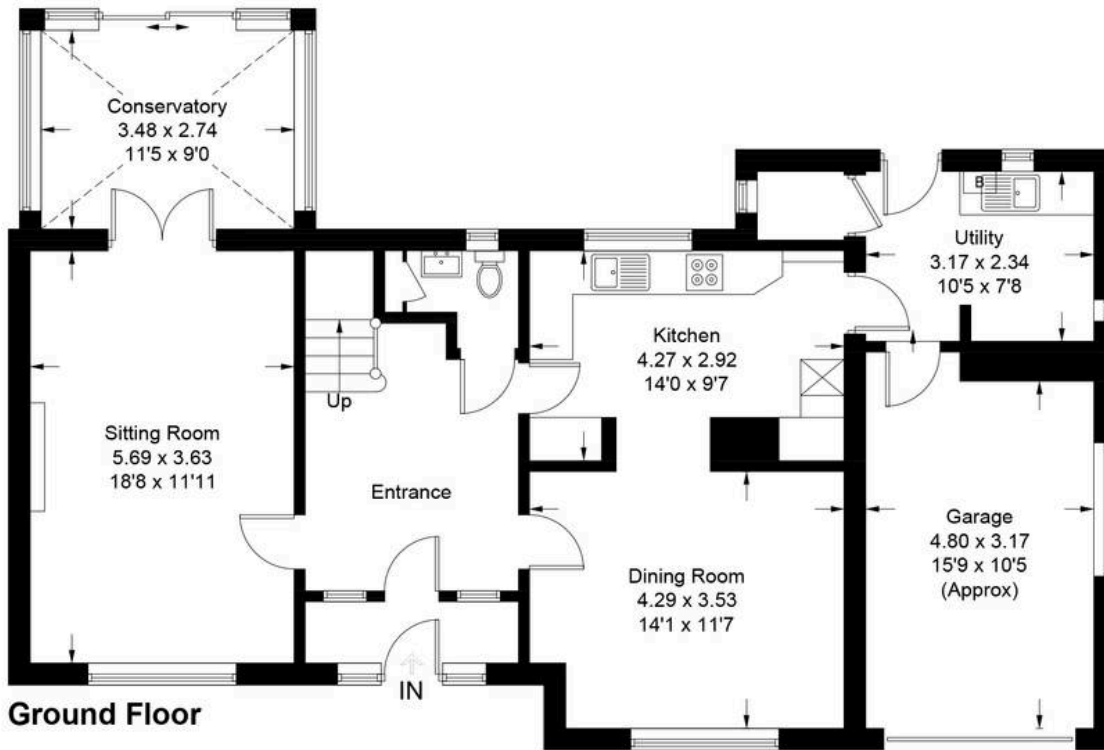
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Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft
(Including Garage)

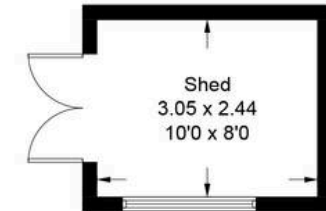
Outbuildings = 15.2 sq m / 164 sq ft

Total = 189.5 sq m / 2040 sq ft

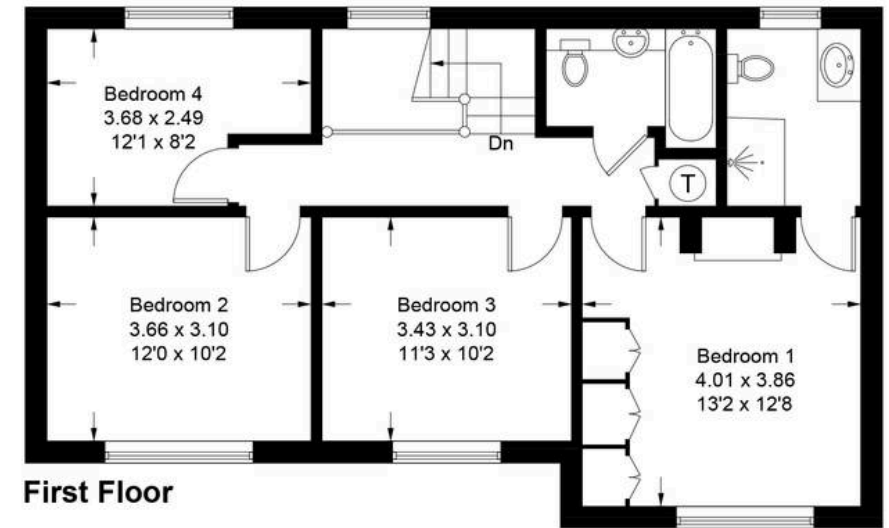
Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)



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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.

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