

Parklands Road, Chichester, PO19 3DX  
ASKING PRICE OF Asking price £475,000  
EPC Rating: D Council Tax Band: D



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Three-bedroom semi-detached home in the sought-after Parklands area of Chichester, offered with no onward chain. Featuring a garage, driveway, spacious rear garden and large conservatory. In need of modernisation, it offers excellent potential to extend and create a fantastic family home near top schools and the city centre.

Situated on the ever-popular Parklands Road in Chichester, this three-bedroom semi-detached home presents a rare opportunity to acquire a property in one of the city's most sought after residential areas.

Set back from the road with a driveway and garage, this house offers excellent potential for modernisation and extension, making it ideal for those looking to create their perfect family home.

The accommodation is generously proportioned and includes a bright living room, an open plan dining room, that opens into a large conservatory overlooking the rear garden. A separate kitchen and downstairs W/C round off the ground floor.

Upstairs, there are three bedrooms-two doubles both with built in wardrobes and one single-as well as a bathroom and an additional WC.

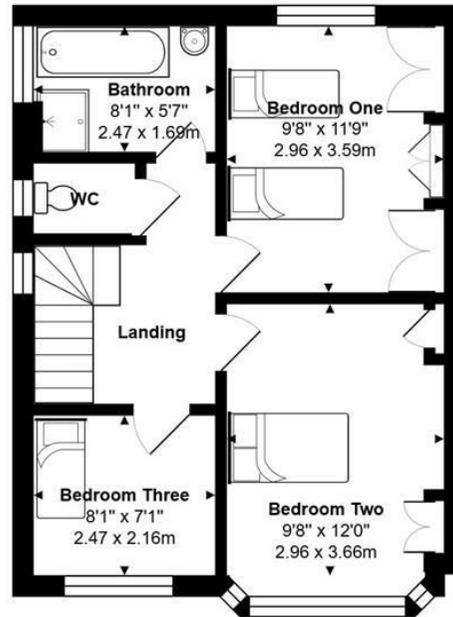
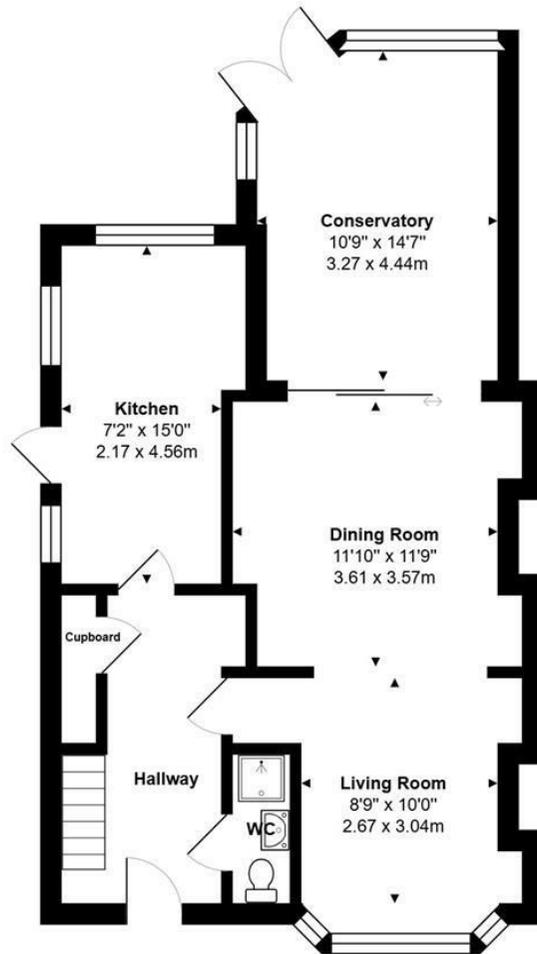
The property is in dated condition throughout and would benefit from a comprehensive programme of refurbishment. However, its solid structure and desirable layout offer a fantastic blank canvas for a buyer with vision.

To the rear is a long garden, currently slightly overgrown, but with some attention and landscaping could become a beautiful outdoor space for children to play, family gatherings, or simply relaxing in the sun.

To the front, the house features a driveway with parking for one car, and a garage to the side. There is scope to expand the driveway to accommodate a second vehicle by incorporating part of the front garden, subject to any necessary permissions.

Located in a quiet and established residential neighbourhood, Parklands is known for its excellent schools, easy access to Chichester city centre, and proximity to local amenities, parks, and transport links. This property represents a rare chance to purchase a home with immense potential in a premier Chichester location. Once refurbished, it would make a superb family home.





Total Area: 1129 ft<sup>2</sup> ... 104.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	