



97 Stockbridge Road, Chichester, PO19 8QW

Guide Price £550,000



## 97 Stockbridge Road, Chichester

A charming 1930s detached family home with original features.

- Attractive detached family house
- Traditional sitting room
- Bright sunny family room/dining room
- Three bedrooms
- Secluded rear garden
- Private drive and turning area

A traditional 1930s detached family house, full of character and retaining many original features including picture rails, internal doors and fireplaces. Situated in a convenient, non-estate location on the desirable south side of the city, the property offers easy access to the train station, local shops, schools and the A27.

The accommodation comprises an entrance hall with cloakroom, a cosy sitting room featuring a bay window, a kitchen fitted with pine units and an integrated gas oven and hob. To the rear, a sunny extended family/dining room with a wood burner and bi-folding doors opens onto the attractive garden. Upstairs are three bedrooms and a family bathroom.

Outside, the secluded front garden is beautifully stocked with mature shrubs. A driveway and turning area provide ample parking, with the drive extending along the side of the house to a small single garage. The mature rear garden features an extensive lawn and well-planted borders, offering a peaceful and private outdoor space.







Approximate Area = 1089 sq ft / 101.1 sq m  
 Garage = 119 sq ft / 11 sq m  
 Total = 1208 sq ft / 112.1 sq m

For identification only - Not to scale



**Location** - There is a parade of shops nearby, including a butcher, a hairdresser, bicycle shop and a launderette, as well as a Co-op convenience store. The property is approximately half a mile south of the leisure complex/restaurants/cinema, the canal and Chichester's train station with services to London (Victoria) and along the coast. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed south out of Chichester on the A286 (signposted to The Witterings). Pass a parade of local shops on your right and number 97 is a short distance along on the left. what3words - oasis.fence.poetic

Chichester District Council - 25/26 Tax Band E £2,796.88 EPC-D

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

