



33 Stockbridge Gardens, Chichester, PO19 8RD

Guide Price £575,000

 Henry Adams
estate agents



33 Stockbridge Gardens, Chichester

A well-presented house in the Stockbridge area of Chichester.

- Extended semi-detached house
- Impressive open plan kitchen/family room
- Three bedrooms
- Study/bedroom four
- Driveway and garage
- West facing rear garden
- Viewing recommended

Extended semi-detached house in a popular residential location offering spacious and versatile accommodation ideal for modern family living.

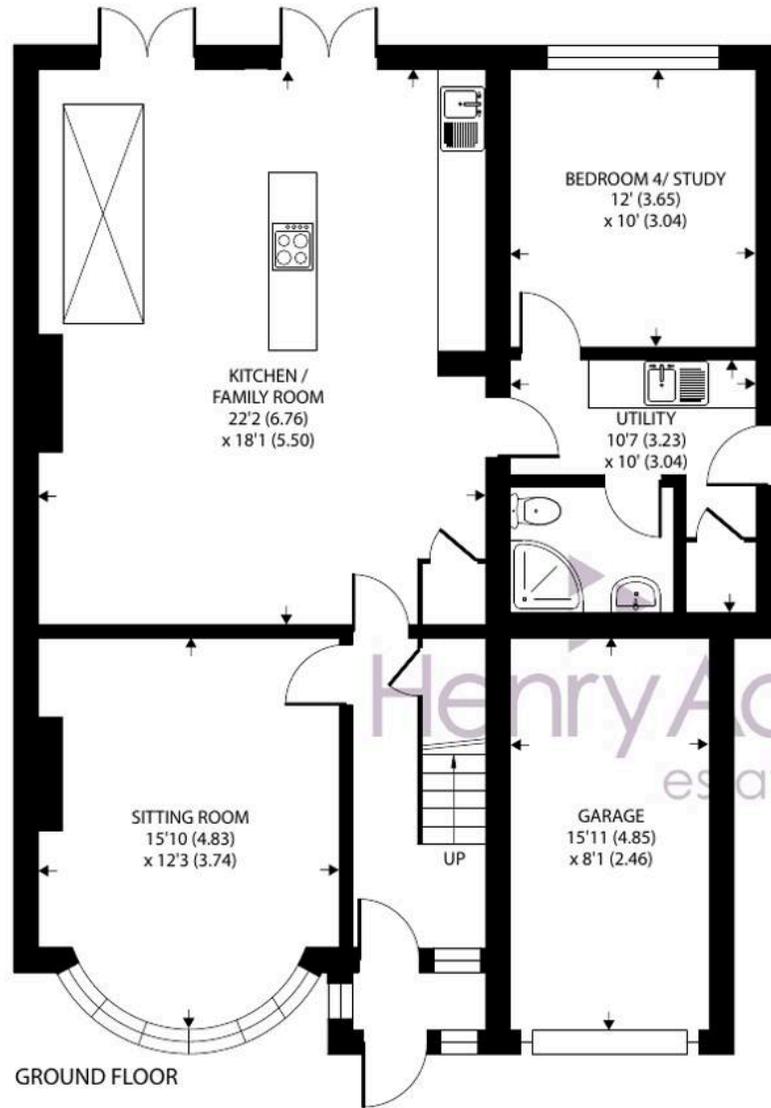
The property features a comfortable sitting room and an impressive open plan kitchen/family room, perfect for everyday living and entertaining. There is also a useful utility room, ground floor shower/WC and a ground floor study which could also be used as an additional bedroom. To the first floor are three well-proportioned bedrooms, a family bathroom/WC and an additional separate WC.

Externally, the property benefits from a driveway leading to a garage and a west-facing rear garden, ideal for enjoying afternoon and evening sun. Viewing is highly recommended.

Chichester District Council - 25/26 Tax Band D £2,288.36
EPC-C







Denotes restricted head height

Approximate Area = 1489 sq ft / 138.3 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1625 sq ft / 150.8 sq m

For identification only - Not to scale



Location - There is a parade of shops nearby, including a butcher, a hairdresser and a florist, 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). Proceed over the mini roundabout and take the first turning on the right into Stockbridge Gardens. Pass Gordon Avenue on your left and number 33 is a short distance after on the left. What3words - [aware.cards.space](https://www.what3words.com/)

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](https://www.henryadams.co.uk/)

