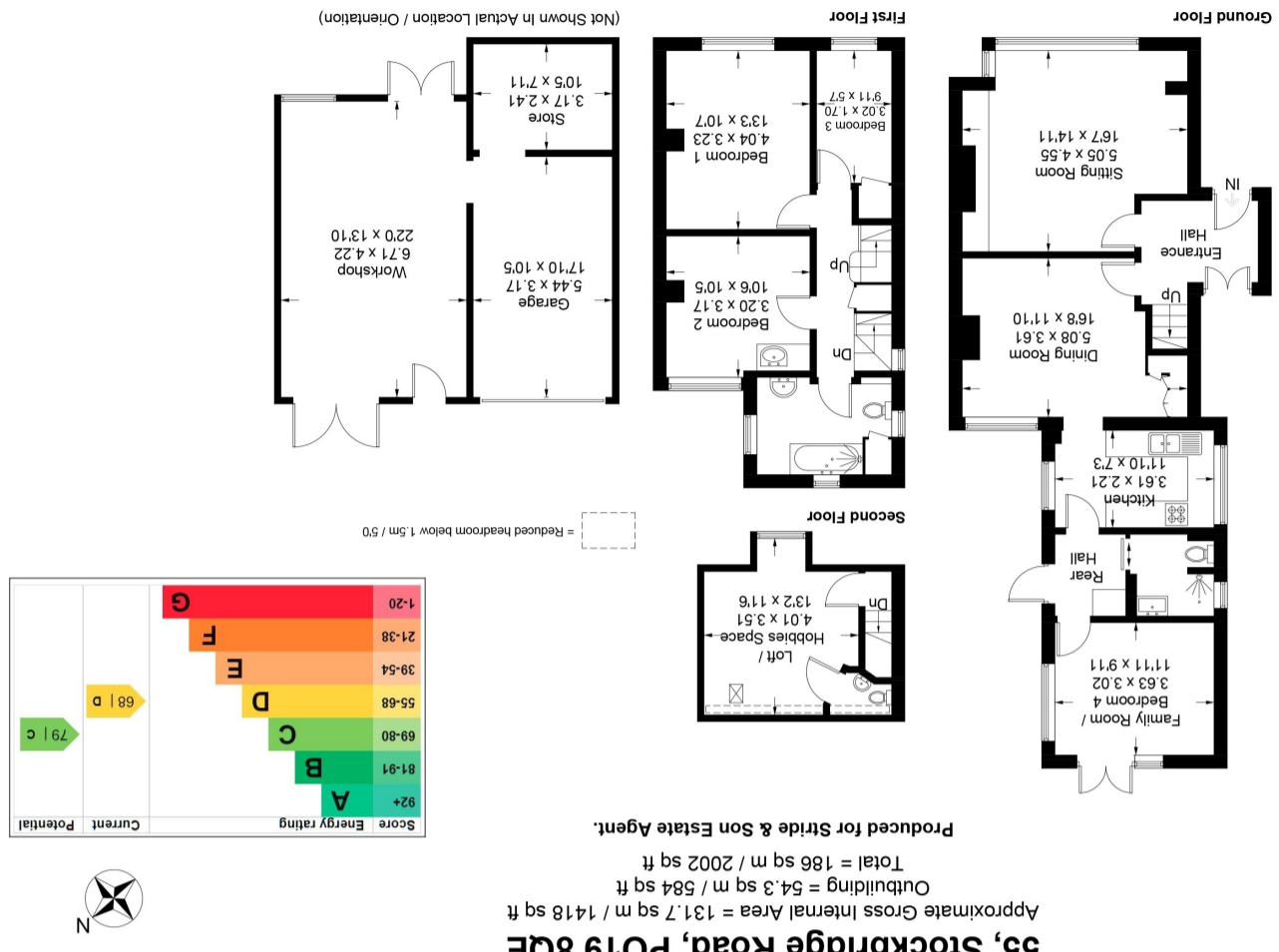


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Enzo Marketing 2022. (ID846469)



55, Stockbridge Road, PO19 8QE
 Produced for Stride & Son Estate Agent.
 Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft
 Outbuilding = 54.3 sq m / 584 sq ft
 Total = 186 sq m / 2002 sq ft

Please Note: Neither the heating system nor the services have been checked by the Agents.

DIRECTIONS: From the Stockbridge roundabout on the A27 just to the south of Chichester city centre take the exit south onto the A286 Stockbridge Road where No55 will be found after a short distance on the left. Alternatively, from the Whyke roundabout on the A27 just to the south east of the city proceed on the A27 in a westerly direction and immediately before the Stockbridge roundabout take the slip road into Queen's Avenue where the garage at the end of the garden to 55 Stockbridge Road will be found on the right.

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Stockbridge Road, Chichester

55 Stockbridge Road, Donnington, Chichester, PO19 8QE.

Situated in a popular residential area only about ½ mile south of Chichester's city centre and railway station, 55 Stockbridge Road is a **spacious older style 3/4 bed roomed semi-detached house**. Although in need of modernisation and redecoration, the property does offer nicely balanced accommodation including 2 main reception rooms, a kitchen, ground floor bedroom/family room, ground floor wet room/WC, 3 first floor bedrooms and a modern bathroom/WC. It also benefits from gas central heating, double glazing and from a useful boarded and plastered **loft/hobbies space** with further WC. Outside, there are pleasant front and rear gardens, the south easterly aspect garden area to the rear being approximately 100' in length with a garage, workshop and store.

The property is also offered for sale with the advantage of no forward chain and Planning Permission granted on 23/12/2019 for the erection of a 2 bedroom detached chalet bungalow with parking to the rear of the property (19/02324/FUL).

Chichester's main shopping precinct offers an excellent range of independent shops as well as those with national brands, restaurants and bars. The renowned Festival Theatre, sports and leisure facilities, several large supermarkets and Chichester harbour are all within easy reach, whilst the mainline train station provides services along the coast and to London Victoria.

Covered entrance with outside light, gas meter to side and UPVC double glazed front door opening to:

ENTRANCE HALL: Tiled floor. Radiator. UPVC double glazed double doors to side of property and rear garden. Glazed doors to:

SITTING ROOM: 16'7 x 14'11. Fireplace with tiled hearth and fitted gas fire. Radiator. UPVC double glazed window.

DINING ROOM: 16'8 x 11'10. Fitted gas fire. Understairs storage cupboards housing electricity meter and fuse boxes. Several wall mounted glass fronted cabinets. Further wall mounted cupboards. UPVC double glazed window. Opening to:

KITCHEN: 11'10 x 7'3. Fitted kitchen comprising laminated worksurfaces with drawers and cupboards under. Several matching wall mounted cupboards. Inset single drainer double bowl stainless steel sink unit with mixer tap. Space for cooker. Inset Stoves four-burner gas hob with fitted extractor above. Space for fridge and freezer. Part tiled walls. Tiled floor. Radiator. Double aspect room with two UPVC double glazed windows. Part glazed door to:

REAR HALL: Fitted worktop with space and plumbing for washing machine under. Tiled floor. UPVC double glazed door to side of property and rear garden. Part glazed doors to:

FAMILY ROOM/ BEDROOM 4: Wood effect flooring. Radiator. Double aspect room with UPVC double glazed windows. Double glazed double doors to rear terrace and garden.

WETROOM/WC: Shower area with Triton electric shower. Low-level WC. Wash hand basin. Cupboard housing Ideal gas fired boiler. Part tiled walls. Tiled floor. Radiator. UPVC double glazed window.

From the entrance hall, stairs to:

1st FLOOR LANDING: Overstairs storage cupboard with slatted shelving. Understairs storage cupboard. UPVC double glazed window. Doors to:

BEDROOM 1: 13'3 x 10'7. Storage recess to full length of room with hanging rails and shelf. Radiator. UPVC double glazed window.

BEDROOM 2: 10'6 x 10'5. Built in storage cupboard with inset wash hand basin (possibly not plumbed in). Small fitted desk with shelved unit to side. Radiator. UPVC double glazed window.

BEDROOM 3: 9'11 x 5'7. Recessed wardrobe. Radiator. UPVC double glazed window.

BATHROOM/WC: Fitted panelled bath with glazed shower screen and Mira shower over. Low level WC. Wash hand basin with fitted cupboard under. Access to concealed hot water cylinders. Part tiled walls. Tiled floor. Towel radiator. Three double glazed windows.

From the first floor landing, stairs to:

LOFT/HOBBIES SPACE: 13'2 x 11'6. Boarded and plastered loft space with power and lighting. Electric heater. Eaves space with fuse box. UPVC double glazed window. Double glazed Velux window. Door to:

WC: Low level WC. Wash hand basin. Tiled floor.

SERVICES: All main.

COUNCIL TAX: Band D

EXTERIOR: The property is approached at the front by a personal gate to a brick front boundary wall opening to a pleasant, enclosed, part paved garden area with established shrubbery. The south easterly aspect rear garden is a feature of the property being approximately 100' in length and mainly bounded on each side by timber fencing. A paved terrace adjoins the back of the house leading to a lawned area, slightly raised planting bed/vegetable patch and a **garage 17'10 x 10'5 with workshop 22' x 13'10 and store 10'5 x 7'11**, which can also be accessed via Queen's Avenue.

GUIDE PRICE: £400,000 FREEHOLD

