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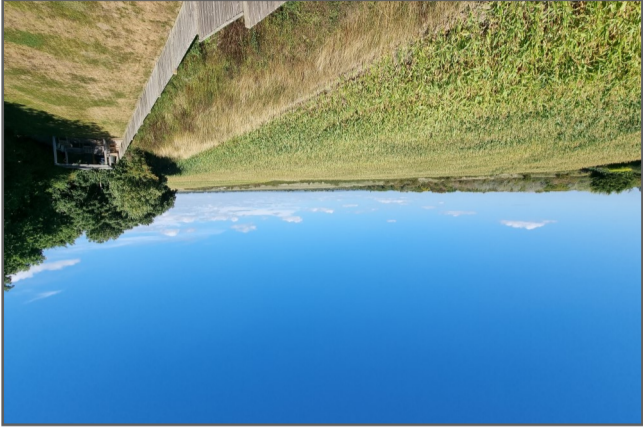


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 c	
		82 b	

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 Emzo Marketing 2022. (ID865290)



Chichester Road, PO20 9ED
 Approximate Gross Internal Area = 274.5 sq m / 2955 sq ft
 Garage / Shed = 42.8 sq m / 461 sq ft
 Total = 317.3 sq m / 3416 sq ft
 Produced for Stride & Son Estate Agent.



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Upper Norton

Ferryside, Chichester Road, Upper Norton, PO20 9ED

A superb **detached family home (3,416 sq ft) in Upper Norton** with far reaching countryside views over farmland to Pagham Harbour Nature Reserve and to The South Downs.

Ferryside offers spacious living accommodation including **5 bedrooms (3 ensuite), 3 reception rooms**, a modern fitted kitchen, utility room, lovely east facing garden, patio and attached **double garage**, as well as a generous driveway with ample parking for several cars.

The Cathedral city of Chichester is approximately 6 miles to the north with comprehensive shopping and leisure facilities and mainline train services to London Victoria. It is also home to the renowned Festival Theatre and Pallant House Gallery. The property is also just a short distance from Chichester Marina, Chichester Harbour and West Wittering beach. A range of excellent State and Private schools are nearby.

Covered entrance with outside light.

Timber front door with matching glazed side panels opening to:

RECEPTION HALL: Coats/storage cupboard housing fuse box. Understairs storage cupboard with automatic light. Tiled floor. Radiator. Door to:

CLOAKROOM: Low level WC. Wash hand basin with fitted cupboard under and mirror above. Part-tiled walls. Tiled floor. Radiator.

STUDY/BEDROOM 5: Wooden flooring. Radiator.

DINING/FAMILY ROOM: Wooden flooring. Two radiators. Glazed double doors to rear terrace. Glazed folding doors to:

SITTING ROOM: Wooden flooring. Two Velux windows. Bi-fold doors to rear terrace. Double doors with full length side windows to rear garden with view over adjacent farmland.

From Reception Hall, doors to:

KITCHEN/

BREAKFAST ROOM: Fitted kitchen/breakfast room with composite work surfaces with range of base and wall cupboards. Ceramic double bowl Butler-style sink with mixer tap. Belling range-style cooker with electric ovens and grill, with integrated induction hob and extractor hood over. Space for American-style fridge. Integrated AEG dishwasher. Larder. Tiled floor. Radiator. Two windows overlooking rear terrace and garden. Door to:

UTILITY ROOM: Range of fitted base and wall cupboards. Circular stainless-steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Keston gas fired boiler. Tiled floor. Radiator. Door to side of property.

BEDROOM 2: Fitted pair of double wardrobes with shelving. Wooden flooring. Radiator. Door to:

ENSUITE BATHROOM: Fitted bath with glazed screen and shower over. Low level WC. Pedestal wash hand basin. Mirror-fronted medicine cabinet. Tiled walls and floor. Towel radiator.

From Reception Hall, stairs with half-landing and window to:

1st FLOOR LANDING: Cupboard housing Heatrae Sadia Megaflow hot water tank. Radiator. Access hatch to loft space.

BEDROOM 1: Two fitted double wardrobes. Radiator. Door to:

ENSUITE: Shower cubicle with glazed door. Low level WC. Pedestal wash hand basin with fitted mirror above. Tiled walls and floor. Towel radiator.

BEDROOM 3: Fitted single and double wardrobes with shelving. Radiator. Window overlooking terrace and garden. Door to:

ENSUITE: Fitted bath with glazed screen and shower over. Low level WC. Pedestal wash hand basin. Fitted mirror-fronted medicine cabinet. Tiled walls and floor. Towel radiator.

BEDROOM 4: Radiator.

FAMILY BATHROOM: Fitted bath with glazed screen and shower over. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Heated towel rail.

1st FLOOR DRAWING ROOM: Two radiators. Feature corner window with superb views over adjacent countryside, farmland, Pagham Nature Reserve, and distant vista of The South Downs.

SERVICES: All main. EPC Rating C.

EXTERIOR: Electrically operated timber gates. Extensive gravelled frontage providing parking and turning space for numerous cars. Lawned area, shrubs and flower beds, **attached double garage** with electric up-and-over doors, power points and lighting. Gas and electricity meters. Gates to either side of the house providing access to garden.

GARDEN: Well fenced mature rear garden with extensive paved patio, lawn, flowerbeds, decking and a raised vegetable planter. Timber shed. The garden and patio enjoy excellent views across neighbouring farmland.

PRICE GUIDE: £865,000 FREEHOLD

DIRECTIONS: From the centre of Chichester proceed south crossing the A27 onto the A286, following signs to The Witterings. After ¼ mile, at the mini roundabout, turn left onto the B2201 Selsey Road. Continue onto Chichester Road towards Selsey until reaching the entrance to Pagham Nature Reserve. Ferryside will be found approximately 300 yards further on, on the left-hand side.

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

