



28 Bostock Road, Chichester - PO19 6UH

Guide Price £400,000 Freehold



STRIDE & SON

# 28 Bostock Road

Chichester

A stylish four-bedroom modern terraced house arranged over three floors with an open-plan sitting/dining room/kitchen, cloakroom, three first-floor bedrooms and a top-floor principal suite with ensuite.

The property has been beautifully maintained throughout, with a fresh modern interior, practical layout and a private rear garden with gated access to a single garage in a separate compound with an adjacent dedicated parking space.

- Beautifully presented modern townhouse
- Arranged over three spacious floors
- Impressive top floor principal suite with ensuite
- 3 first floor bedrooms and family bathroom
- Bright open plan sitting/dining room/contemporary kitchen
- French doors opening to the garden
- Ground floor cloakroom
- Enclosed rear garden with terrace and lawn
- Pedestrian rear access
- Single garage in separate compound and dedicated parking space





## ACCOMMODATION:

The ground floor is centred around an open plan sitting/dining room, a generous dual-purpose space with excellent natural light and glazed doors opening directly onto the rear terrace and garden, creating an easy connection between inside and out. To the front, the kitchen is fitted with contemporary cabinetry, integrated appliances and ample work surface, arranged as an efficient breakfast room with a clean modern finish. A cloakroom off the entrance hall adds practicality to the ground floor accommodation.

On the first floor there are three bedrooms, offering flexibility for family use, guests or home working, together with a family bathroom serving this level.

The second floor is dedicated to the principal bedroom, a spacious room with built-in storage and the benefit of an ensuite shower room, creating a private top-floor suite.

Outside, the rear garden is arranged with a paved terrace adjoining the house, leading onto an area of lawn with planted borders and a pedestrian rear gate, providing a practical and enclosed outdoor space ideal for alfresco dining. To the rear is a single garage in a separate compound as well as a dedicated parking space.





## LOCATION:

Located on the eastern edge of the city Bostock Road is ideally located for access to Chichester hospital and University with an excellent cycle path and access to Centurion Way. There is a convenience store within walking distance of the house as well as Aldi and Sainsbury's superstore and the property has easy access to the A27 with links to the A3(M).

The city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports/tennis club and is home to the Pallant House Gallery and the renowned Chichester Festival Theatre.

The property is located close to the edge of Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival. The South Downs National Park is within easy reach and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west.

There are bus stops nearby, and Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria.

**INFORMATION: Services: All main. Tenure: Freehold**  
**Local Authority: Chichester District Council. Council Tax Band: Band E Energy Rating: Band B what3words: ///oldest.swing.dare**





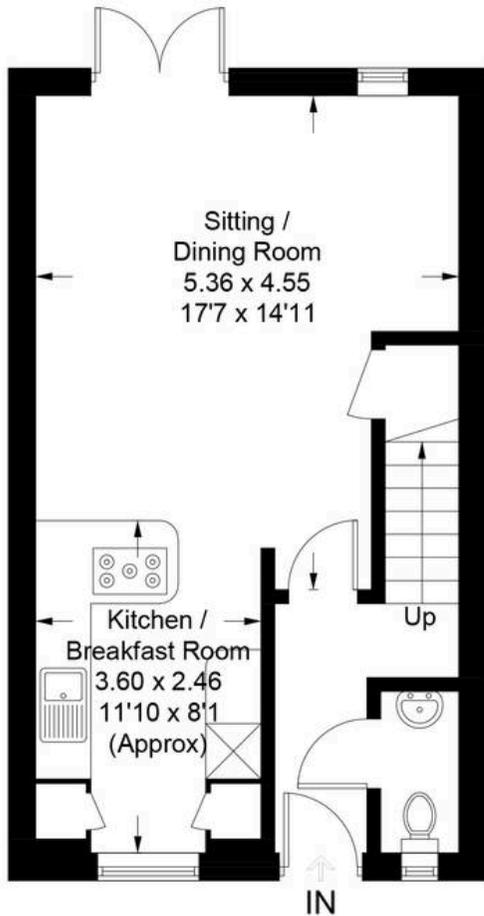
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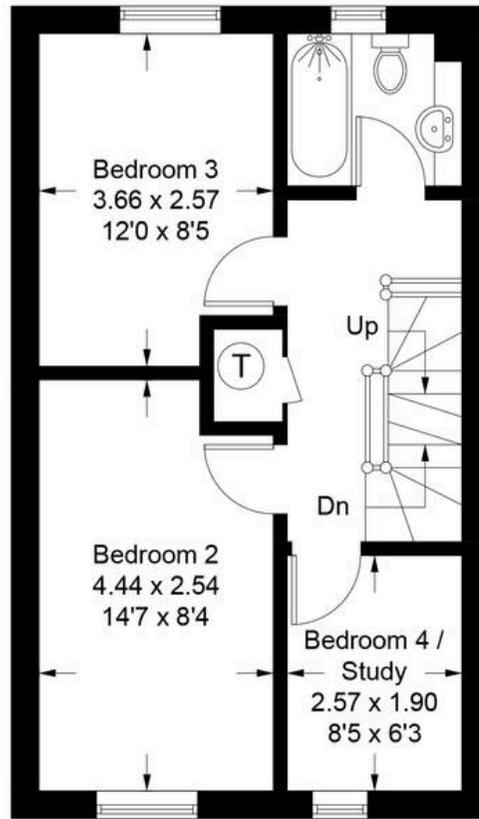
Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft  
Garage = 17.2 sq m / 185 sq ft  
Total = 125.8 sq m / 1354 sq ft



Produced for Stride & Son Estate Agent.

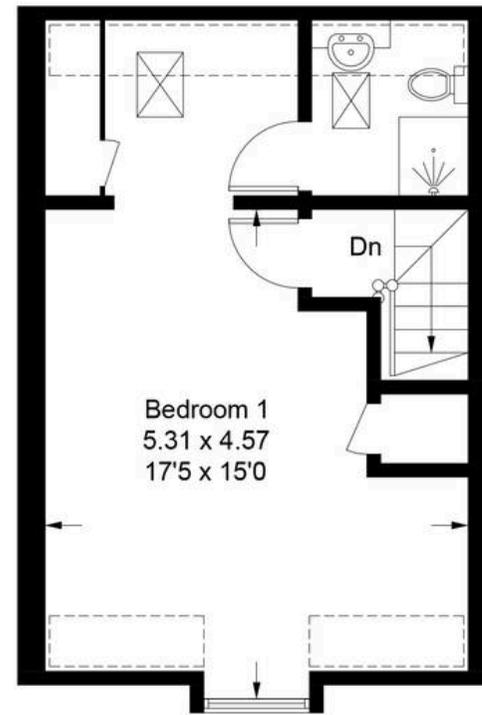


Ground Floor

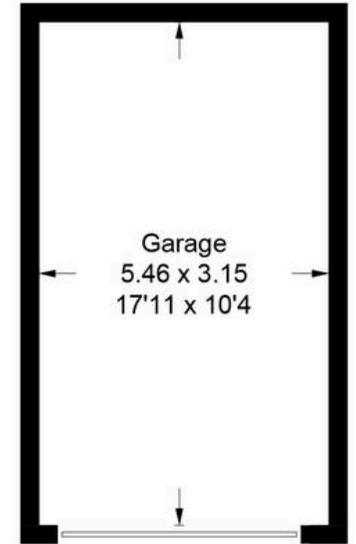


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



(Not Shown In Actual Location / Orientation)

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 2016. (ID1281674)





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