



STRIDE & SON

15 Homestead Road, Chichester - PO19 6DA

Guide Price £350,000 Leasehold

# 15 Homestead Road

Chichester

This elegant first floor 2 bedroom, 2 bathroom apartment, understood to have been built in 1897 of Queen Anne style architecture, offers bright, beautifully presented accommodation surrounded by mature communal gardens. Tall feature windows and spacious proportions create a wonderfully light and inviting home which enjoys southerly and westerly views across a Grade II listed park and garden.

- Stunning open-plan living/kitchen/dining room with high ceiling.
- Large feature windows providing excellent natural light throughout
- Beautiful views over mature communal gardens and grounds
- Two generous double bedrooms with built-in storage
- Two well-appointed bathrooms (one ensuite)
- Stylish contemporary kitchen with integrated appliances
- Attractive wood flooring throughout
- First-floor position within an impressive period-style building
- Access to extensive landscaped communal grounds
- Designated parking





## ACCOMMODATION:

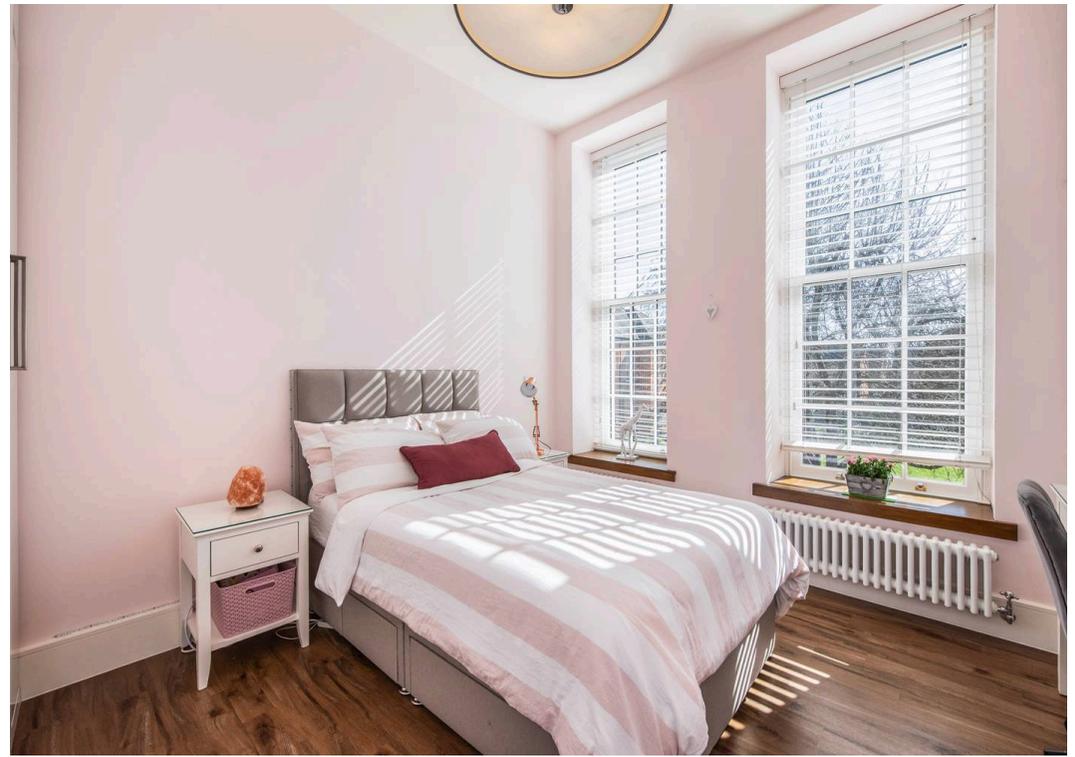
The centrepiece of the apartment is the superb open-plan living/kitchen/dining area measuring 23'1 x 16'6. Five full-height sash-style windows flood the room with natural light and provide delightful views across the landscaped grounds. The living space is arranged to accommodate both comfortable seating and a dedicated dining area, while the contemporary kitchen features sleek cabinetry, integrated appliances, inset lighting and ample worktop space.

There are two excellent double bedrooms, both generous in scale, with good built-in storage, and enjoying the tall window design characteristic of the building. Bedroom 1 includes an ensuite shower room and has a stylish bay-style window feature and traditional feature plasterwork, whilst bedroom 2 is similarly well-proportioned.

The main bathroom is finished to a high standard, offering a clean contemporary suite, tiled surrounds, a bath with shower attachment, and useful storage. The hallway is wide and welcoming, with attractive wood flooring extending throughout the principal rooms and creating a sense of flow and cohesion.

Externally, the building sits within beautifully maintained communal gardens featuring open areas of lawn and mature planting and trees. These provide an attractive outlook from the apartment's principal rooms and a peaceful setting for residents to enjoy. Designated parking is situated nearby.





## LOCATION:

Homestead Road which lies only about 1 mile to the north of the city centre, sits on the edge of the Graylingwell Park development, which enjoys 85 acres of parkland and is within easy reach of Oaklands Park, Chichester Festival Theatre, university, rugby and tennis clubs.

The site is designated as a Conservation Area and contains two Grade II listed buildings, a Scheduled Monument and community buildings including 2 cafés offering events such as comedy and music evenings, yoga, spa treatments and educational courses. There are also an on-site pre-school, children's park and outdoor gym.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery. 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, except gas. Heat Exchange Unit for heating and hot water supplied by biomass fired communal heating system (Graylingwell Energy)

**Tenure:** Leasehold remnant of a 150- year lease from 2011 |

**Service charge:** £232 per month | **Ground Rent:** Peppercorn |

**Local Authority:** Chichester District Council | **Council Tax Band:** Band C | **Energy Rating:** Band C

**what3words:** ///jazz.enjoy.chat







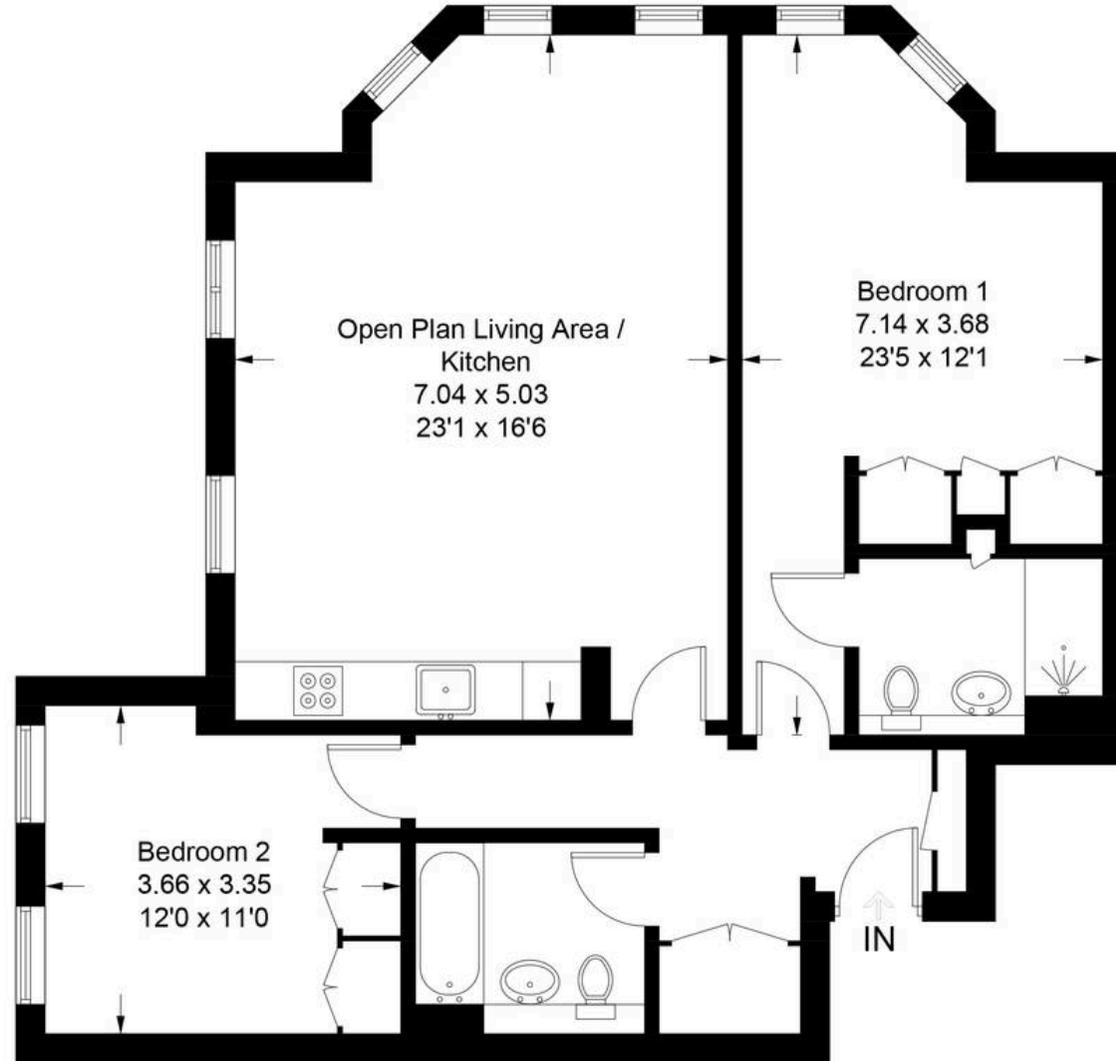
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Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



Produced for Stride & Son Estate Agent.



**First Floor**

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 2026. (ID1285118)



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