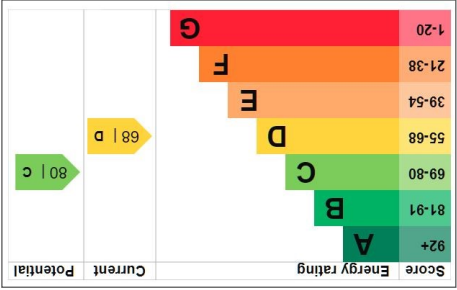
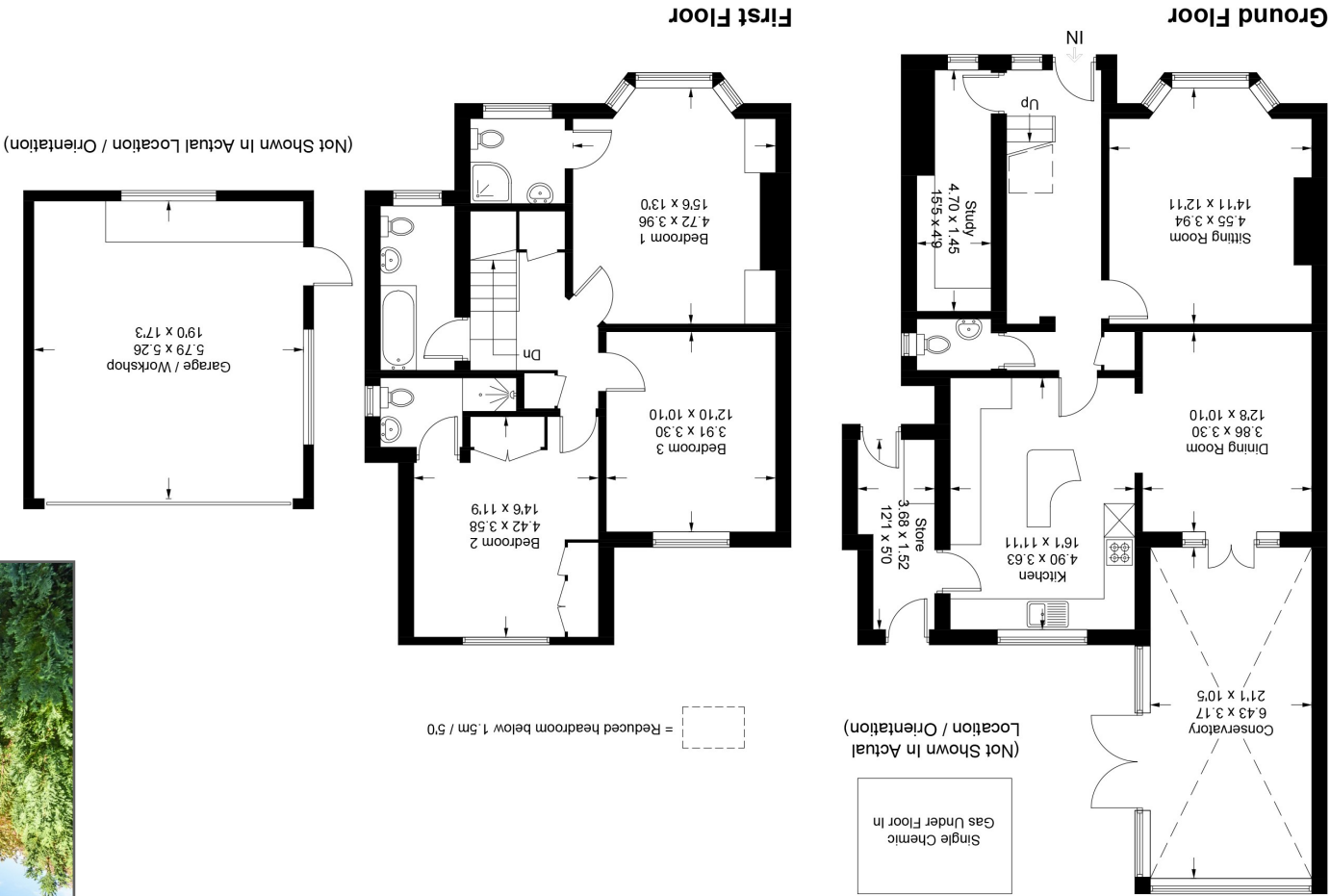


Strudwick House, 35 Broyle Road, PO19 6BA

Approximate Gross Internal Area = 166.4 sq m / 1791 sq ft
Garage / Workshop = 30.4 sq m / 327 sq ft
Total = 196.8 sq m / 2118 sq ft

Produced for Stride & Son Estate Agent.



Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX
Registered in England Company Number: 6724455
Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Messrs. Stride & Son has any authority to make or give any representation or warranty whatever in relation to this property.

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 2020. (ID701794)

Strudwick House, 35 Broyle Road, Chichester, PO19 6BA.

Situated on rising ground, approximately a mile north of the city centre, **an extremely attractive detached family house**. The property, which dates from the late 1920’s, has been the subject of comprehensive updating and enlargement over the last ten years or so, with gas fired central heating and double glazed UPVC windows, and now comprises **spacious 3 bedrooms** with two en-suite shower rooms, family bathroom, bespoke kitchen and large conservatory extension to the rear. The property has a **beautifully landscaped rear garden with westerly aspect** and **detached double garage** and additional off-street parking.

The property, which overlooks Oaklands Park to the front, is within easy walking distance of the city centre shopping precinct, Festival Theatre and cathedral. There is a regular bus service to the front of the property.

The accommodation is arranged as follows:

Covered veranda with panelled and half-glazed front door to:

HALL: Part-mahogany planked floor. Two radiators. Coats cupboard.

CLOAKROOM: Low level WC. Vanitory unit with cupboard below. Recessed display shelves.

SITTING ROOM: 14’11 into bay x 12’11. Open fireplace with ornate cast iron surround and pine over-mantle. Radiator. TV aerial point.

DINING ROOM: 12’8 x 10’10. Double radiator. TV aerial point. Double glazed door to conservatory. Archway to:

KITCHEN: 16’1 x 11’11. Extensive range of fitted base and wall units with granite work surface. 3 Miele double ovens with warming drawer. Matching induction hob with stainless steel cooker hood over. Integrated dishwasher. Larder cupboard with range of sliding drawers. Space for American style fridge freezer. Island unit with drawers and cupboards below, incorporating breakfast bar.

CONSERVATORY: 21’1 x 10’5. Ceramic tiled floor with underfloor heating. Double glazed patio doors to terrace and garden. Electric light and power.

From the kitchen a half-glazed door leads to:

LEAN-TO BOOT ROOM: 12’1 x 5’. Plumbing for washing machine. Space for dryer. Boiler cupboard housing Vaillant gas boiler for domestic hot water and central heating. Doors to front and rear garden.

STUDY: 15’5 x 4’9. Range of fitted shelves and telephone point.

Mahogany staircase with turned bannisters to:

1st FLOOR LANDING: Hatch with folding ladder to insulated and boarded loft with scope for conversion subject to the usual planning consents. Two shelved store cupboards.

BEDROOM 1: 15’6 into bay x 13’. Two built-in double wardrobes with cupboards over. Radiator. TV aerial point. Views over Oaklands Park. Door to:

SHOWER ROOM EN-SUITE: Fully tiled shower cubicle with thermostat control and glazed doors. Low level WC. Vanity unit with cupboards below and light over. Heated ladder-rack towel rail. Extractor fan.

BEDROOM 2: 14’6 x 11’9. Built-in double and single wardrobes. Double airing cupboard with lagged Megaflow cylinder (immersion). Radiator. Ceiling fan.

Door to:
SHOWER ROOM EN-SUITE: Fully tiled shower cubicle with thermostat control and glazed screen. Extractor fan. Vanity unit with cupboards below and light over. Low level WC. Heated ladder-rack towel rail.

BEDROOM 3: 12’10 x 10’10. Radiator. Ceiling fan

BATHROOM: Panelled bath with mixer tap, separate shower unit over with thermostat control and glazed screen, tiled surround. Vanity unit with mirror-fronted medicine cupboard over. Low level WC. Heated towel rail. Extractor fan.

SERVICES: All main.

EXTERIOR: To the front of the property is a well-stocked garden with numerous specimen shrubs. Side gate to **large west facing landscaped garden** with extensive paved terrace and vine covered pergola. Outside floodlighting. Water tap. A brick garden path leads through the garden with large ornamental pond with water feature, shrubberies and specimen plants. The path leads to **a detached double brick-built garage 19’7 x 17’3** with electric roller door, light and power. Mezzanine loft storage area and courtesy door to side. To the rear of the garden is a concrete hardstanding area with parking for 2-3 cars. The whole is well fenced and forms a delightful setting to the property.

PRICE GUIDE £785,000 FREEHOLD

DIRECTIONS: From Chichester’s Northgate roundabout take the exit into St. Paul’s Road signposted Funtington. After approximately ½ mile turn right into Little Breach and follow the road, taking the 1st turning on the right. Follow the road to the far end and bear left. The parking for No35 will be found on the right hand side in front of the white double garage.

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

