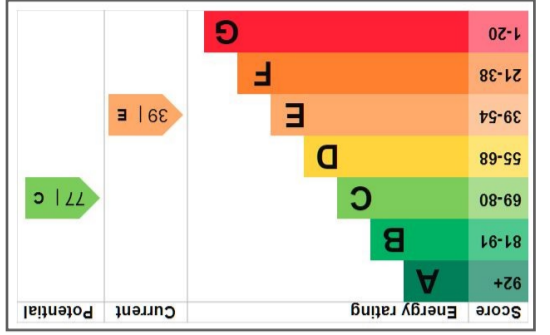
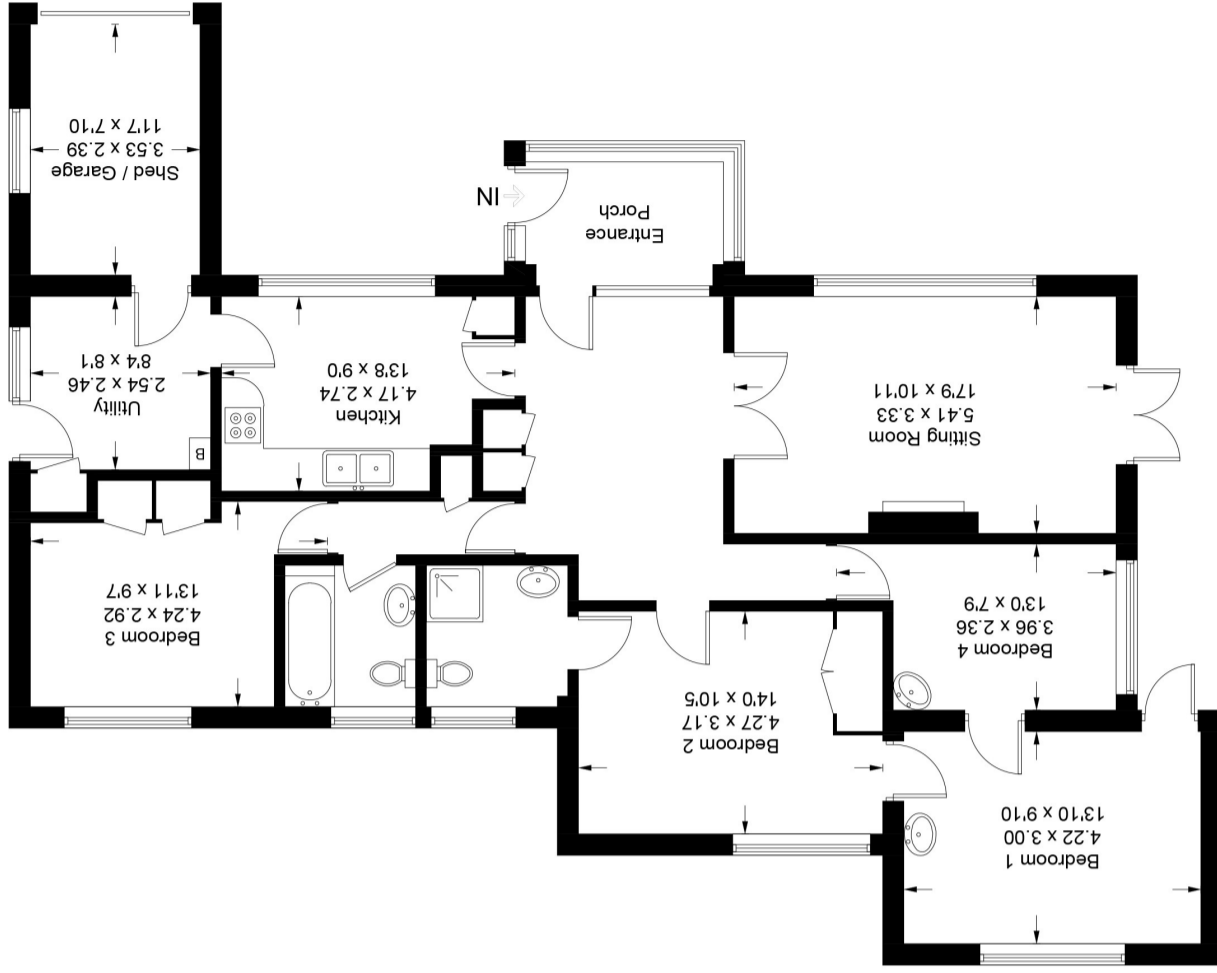


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID722555)



Produced for Stride & Son Estate Agent.

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft  
 (Including Shed / Garage)  
**Skokholm, Pine Grove, PO19 3PN**



# STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

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Chichester

### **Skokholm, Pine Grove, Chichester, PO19 3PN.**

Situated approximately 2 miles north-west of the city, a **detached bungalow** dating from 1965, bedroom 1 being added in 1970 but largely in original condition. The property which occupies a good-sized mature garden, now requires complete updating and offers enormous scope for further development subject to the usual planning consents. The property has a single garage (currently converted to a store room), oil fired central heating and comprises **3/4 bedrooms** with bathroom and shower room ensuite.

Pine Grove is a popular residential cul de sac with a variety of substantial detached family houses and is within easy reach of the city's main shopping centre, Cathedral and Festival Theatre and affords easy access to The Downs to the north with Goodwood race course, golf club and renowned racetrack, approximately 2 miles distant.

The whole extends to **just under ¼ of an acre** and the accommodation is arranged as follows:

Glazed front door to:

**GLAZED ENTRANCE LOBBY:** Glazed inner door to:

**HALL:** 14'2 x 9'3. Double radiator. Broom cupboard. Range of store and coats cupboards. Glazed double doors to:

**SITTING ROOM:** 17'9 x 10'11. Open fireplace with brick surround. Double radiator. Glazed patio doors to terrace.

**KITCHEN:** 13'8 x 9'. Range of base and wall cupboards. Twin bowl enamel sink. Electric cooker point. Radiator. Door to:

**UTILITY ROOM:** 8'4' x 8'1. Plumbing for washing machine. Space for dryer. Enamel sink unit. Worcester oil fired boiler for domestic hot water and central heating. Shelved store cupboard. Stable door to rear garden. Door to:

**GARAGE/STORE ROOM:** 11'7 x 7'10. Skirting radiator.

**STUDY/BEDROOM 4:** 13' x 7'9. Radiator. Corner wash hand basin. Door to bedroom 1.

**REAR HALL:** Shelved linen cupboard. Radiator. Hatch to loft.

**BEDROOM 3:** 13'11 x 9'7. Radiator. Built in wardrobe. Airing cupboard with lagged copper cylinder (immersion).

**BEDROOM 2:** 14' x 10'5. Built in double wardrobe. Radiator. Wide door providing access to:

**SHOWER ROOM**

**EN-SUITE:** Fully tiled shower cubicle with mixer control. Low level WC. Wash hand basin. Towel rail. Radiator.

**BEDROOM 1:** 13'10 x 9'10. Radiator. Wash hand basin. Glazed door to garden.

**FAMILY BATHROOM:** Panelled bath with mixer tap and shower attachment with tiled surround. Low level WC. Wash hand basin. Radiator. Towel rail.

**SERVICES:** All main except gas.

**EXTERIOR:** The property is approached via a tarmac drive with **parking space for 2 cars**. To the front of the property is a lawned garden with mature Scots pine trees and paved terrace. To the south and west is a further lawned garden with paved terrace and shrubs. Aluminium framed greenhouse. Timber built garden shed.

### **PRICE GUIDE: £670,000 FREEHOLD**

**DIRECTIONS:** Leave Chichester to the north on the B2178 1 following signs to Funtington. After approximately 2 miles turn left into Pine Grove and Skokholm is the 2<sup>nd</sup> house in on the right-hand side of the road.

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

