



Astons
of Sussex
Residential Sales & Lettings



125 Stockbridge Road, Chichester, PO19 8QR

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Guide Price £350,000

A very WELL PRESENTED three bedroom semi-detached house with RE FITTED KITCHEN, principal bedroom with EN SUITE and two allocated parking spaces.

Situated within approximately a 30-minute walk of Chichester city centre, this well-proportioned three-bedroom semi-detached home offers spacious and practical accommodation, making it an excellent choice for families, professionals or those seeking generous living space with convenient access to the city's excellent range of shops, restaurants, schools and transport links.

The accommodation begins with a welcoming entrance hall, providing access to the kitchen, sitting/dining room, a useful ground floor cloakroom and stairs rising to the first floor. The dual-aspect sitting and dining room is a bright and inviting space, offering ample room for both relaxation and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces during the warmer months.

The kitchen has been thoughtfully refitted to provide a contemporary and functional space, featuring a matching range of contrasting wall and base level units with complementary work surfaces over.

Integrated appliances include an eye-level oven and gas hob with extractor hood above, while there is space and plumbing for both a washing machine and dishwasher, together with space for a fridge freezer.



On the first floor, the spacious landing benefits from a useful double storage cupboard and leads to three generously proportioned bedrooms, all of which can comfortably accommodate a double bed. The principal bedroom enjoys the added benefit of fitted wardrobes and a modern en suite shower room. The remaining bedrooms are served by a partially tiled family bathroom fitted with a bath and shower over, providing practical accommodation for both family life and visiting guests.

Externally, the property offers off-road parking for two vehicles to the front. The fully enclosed rear garden is predominantly laid to lawn, providing an ideal space for children to play, outdoor entertaining or simply enjoying the warmer months. External side access adds further convenience.

Offering well-balanced accommodation throughout, generous bedroom sizes, a refitted kitchen, private parking and an enclosed rear garden, this attractive home represents an excellent opportunity for buyers seeking a spacious family property within easy reach of everything Chichester has to offer.

LOCATION

Located less than a mile from Chichester city centre, the property is ideally positioned to enjoy everything this historic cathedral city has to offer. Chichester is renowned for its vibrant mix of independent boutiques, high street retailers, cafés, restaurants and cultural attractions, including the renowned Festival Theatre and magnificent Cathedral. Excellent road and rail links provide convenient access to the South Coast, London and the wider region, while the nearby South Downs National Park and West Wittering beaches offer outstanding opportunities for walking, cycling and coastal leisure.

Tenure Freehold | **Council Tax** Band D | **EPC** C

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

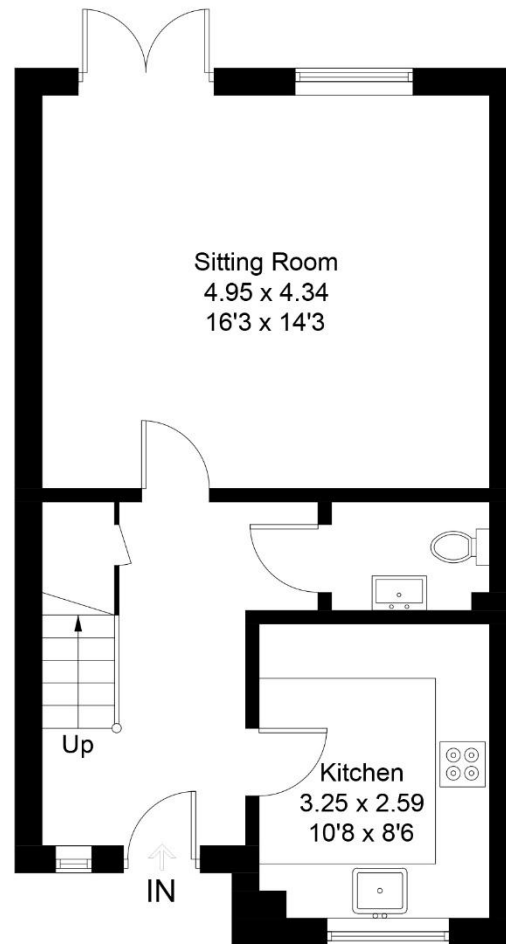
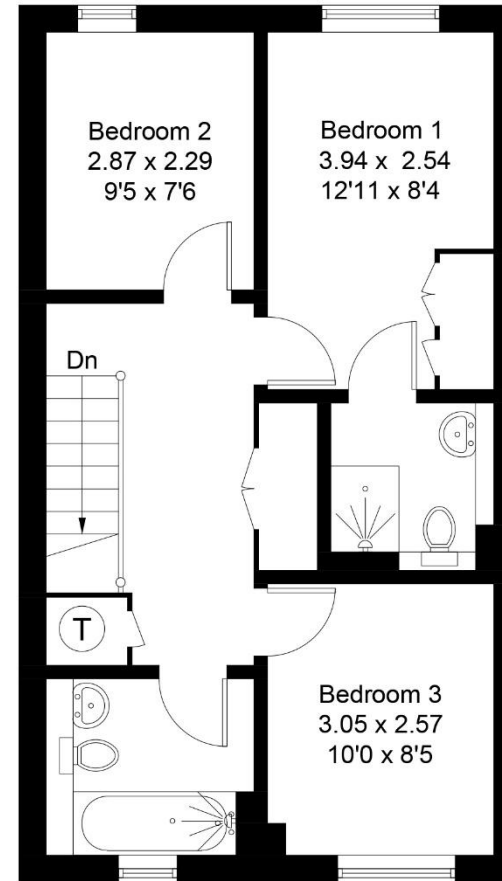
Note
Estate Management fee of £438.04 per annum administered by Hobdens Property Management Ltd.

What3words value.cross.gladiators



125, Stockbridge Road, PO198QR

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

**Ground Floor****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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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