



14 Stirling Road, Chichester, PO19 7DS

Guide Price £550,000

 **Henry Adams**
estate agents



14 Stirling Road, Chichester

A delightful home with west facing garden.

- Beautifully presented
- Close to city centre
- Off-road parking
- Useful garden studio/office
- Two bedrooms
- Modern kitchen and shower rooms
- Viewing recommended

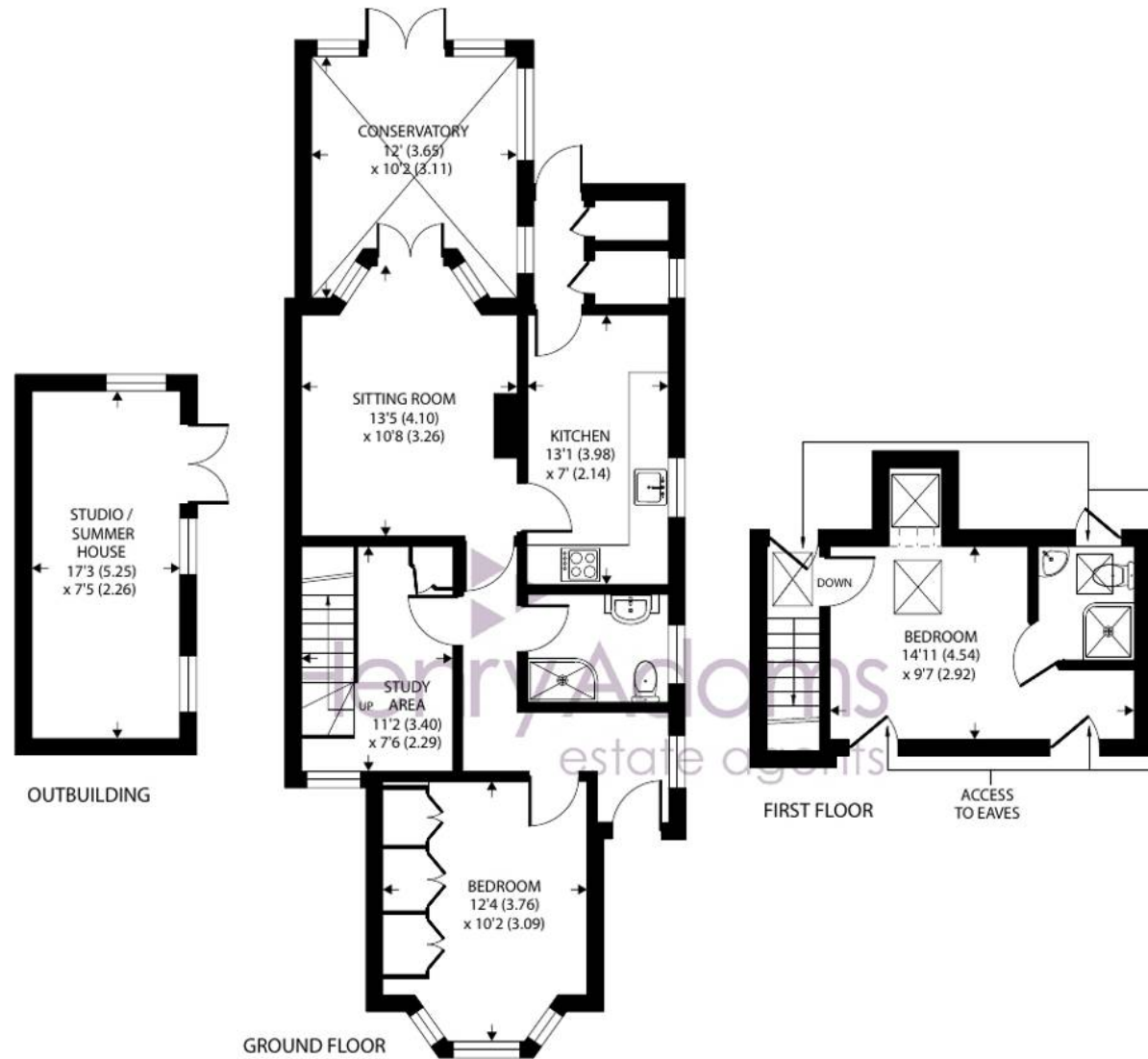
Nestled in a highly sought-after location within easy reach of Chichester city centre, this beautifully presented detached chalet bungalow offers a perfect blend of style, comfort and versatility. The property welcomes you with an entrance hall leading to a sitting room, which in turn flows into the delightful conservatory offering views and access to the west facing rear garden. The modern kitchen is fitted with stylish units and work surfaces, complemented by a convenient utility area. The ground floor also features a double bedroom and a contemporary shower room. A staircase leads up from useful study area to the first floor where a double bedroom can be found along with an en-suite shower room/WC.

Outside, the property benefits from off-road parking to the front, while the charming well maintained west-facing rear garden features a patio adjoining the rear of the property which gives way to lawn. A garden cabin, complete with power and lighting, ideal as a studio, home office or guest space can be found to the rear of the garden.

This exceptional home combines elegant living with modern practicality, all within a convenient distance of the city centre.







Approximate Area = 907 sq ft / 84.2 sq m
Limited Use Area (s) = 10 sq ft / 0.9 sq m
Outbuilding = 127 sq ft / 11.7 sq m
Total = 1044 sq ft / 96.8 sq m

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From our office proceed into St Johns Street and to the junction with Market Avenue. Cross over Market Avenue into Stirling Road and bear right into Stirling Road. Number 14 is about half way down on the right. What3words - data.laser.spike

Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-D

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

