



59 Stockbridge Road, Chichester, PO19 8QE

Guide Price £325,000



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Situated on the periphery of Chichester, lies this extended semi-detached house.

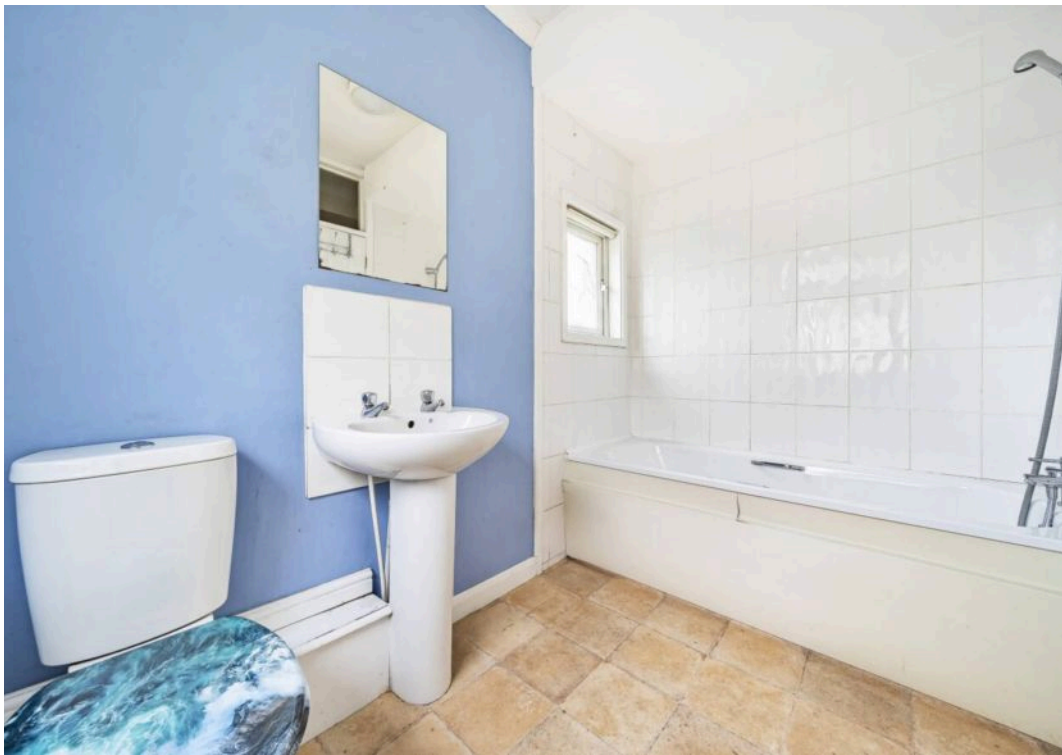
- Extended semi-detached house
- Two/three bedrooms
- Off-road parking
- Lapsed planning permission for separate dwelling
- Chain free
- Long garden
- Modernisation required

The property requires internal modernisation but has huge potential and could be extended subject to the necessary consents. The accommodation offered is arranged over three floors and is particularly versatile. On the ground floor there are three/four reception rooms, a kitchen and a shower room/WC. Two bedrooms and a bathroom/WC can be found on the first floor and a narrow wooden staircase which leads to a loft room with Velux windows and eaves storage.

Gardens can be found to both the front and back, with the rear garden being of a good size. An area of hardstanding is situated at the end of the garden. Vehicular access is also from the rear via Queens Avenue.

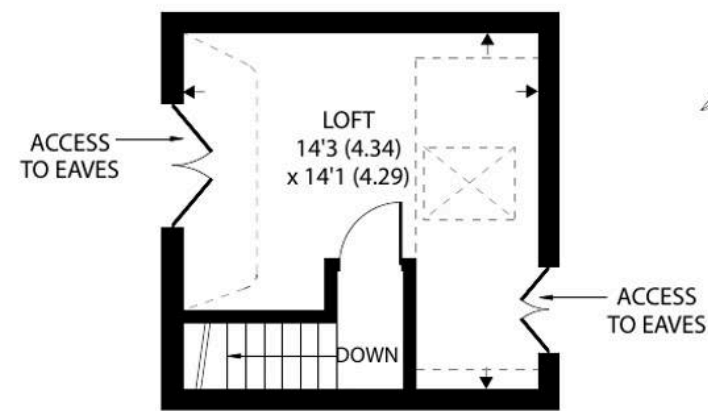
Planning permission was granted in 2016 (16/00884/Ful) for a separate two storey two bedroom dwelling to the rear of the property, but this permission has now expired.







FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Approximate Area = 1473 sq ft / 136.8 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



Location - Nearby there is a selection of local shops, Co-op and the canal tow path offering a picturesque walk into the city centre via the canal basin. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent 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 - Proceed south over the A27 into Stockbridge Road (A286) signposted to The Witterings. The property is on the left (what3words - liver.timing.author). Vehicular and rear access is gained off Queens Avenue (what3words - video.memory.narrow).

Chichester District Council - 25/26 Tax Band E £2,796.88 EPC-E

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

