



44 Bishopsgate Walk, Chichester – PO19 6FQ

Guide Price £350,000 Freehold



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44 Bishopsgate Walk

Chichester

Situated within easy walking distance of the city centre and ideally placed for St. Richards Hospital and the university, a 2-bedroom mid terraced house with garden, garage and parking.

- Modern, well-presented 2-bedroom house with a south-facing rear garden.
- Private garage with parking directly in front.
- Spacious sitting/dining room with sliding doors opening onto the terrace and garden.
- Master bedroom with ensuite shower room.
- Family bathroom.
- South-facing garden with terrace and lawn.
- Quiet, tucked-away setting—ideal for first-time buyers, downsizers, or investors.







DESCRIPTION:

The property is approached via a welcoming entrance hall, with stairs leading to the first floor. To the rear, the spacious sitting/dining room enjoys plenty of natural light and features large sliding doors opening directly onto the sunny terrace and garden beyond. The fitted kitchen is located at the front of the house and offers ample storage, inset sink, integrated oven with hob and cooker hood over and space for further appliances.

Upstairs, the master bedroom overlooks the rear garden and includes its own ensuite shower room. A second comfortable double bedroom is located to the front, served by the family bathroom with panelled bath, wash hand basin and low-level WC.

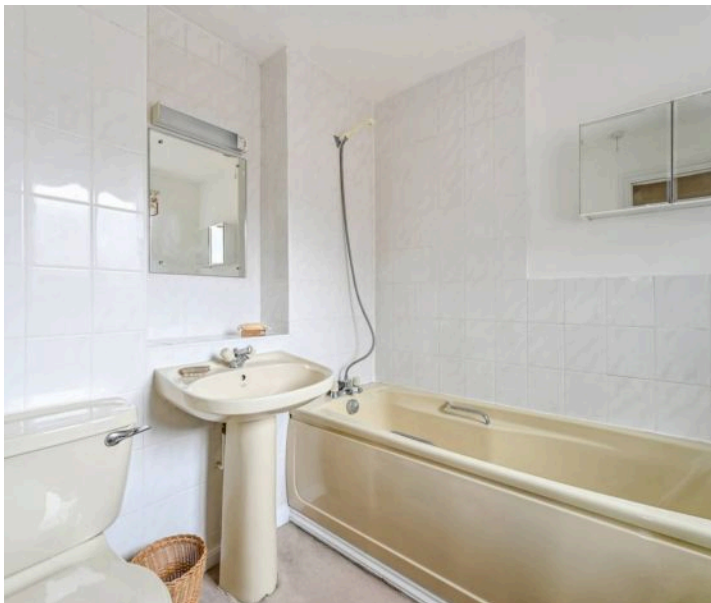
Outside, the south-facing garden to the rear provides a lovely private space with a terrace and lawn and is bounded by timber fencing and mature planting. The property also includes a single garage, with convenient parking available directly in front.

This attractive home offers bright accommodation in a quiet, tucked-away position, ideal for first-time buyers, downsizers, or investors.

INFORMATION:

Services: All main | **Tenure:** Freehold | **Council Tax Band:** Band E | **EPC Rating:** Band: TBC

what3words: ///pine.unity.hunt



LOCATION:

Bishopsgate Walk is located just a short walk from the main pedestrianised shopping precinct as well as St. Richards Hospital and Chichester University. The city offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports/tennis club and is home to the Pallant House Gallery and the renowned Chichester Festival Theatre.

Located to the north of the city is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival. The South Downs National Park is within easy reach being about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

There are bus stops nearby, and Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria.





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Approximate Gross Internal Area = 68.5 sq m / 737 sq ft

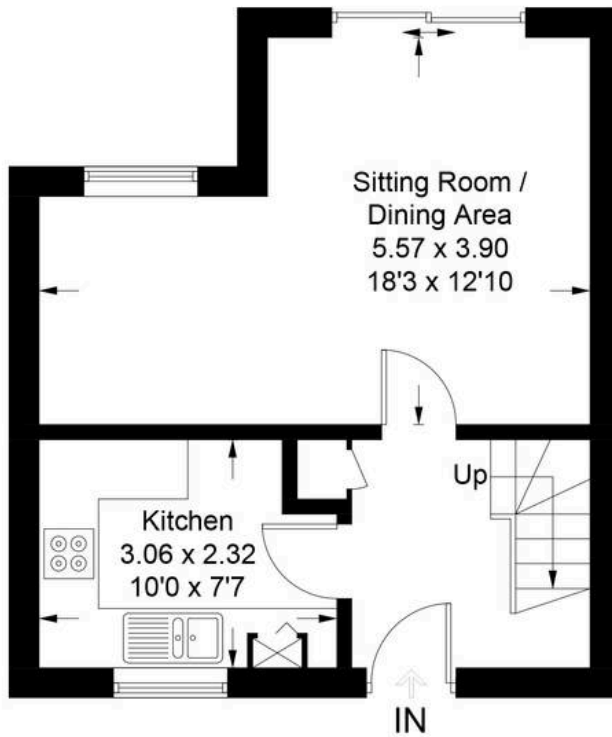
Garage = 11.6 sq m / 125 sq ft

Total = 80.1 sq m / 862 sq ft

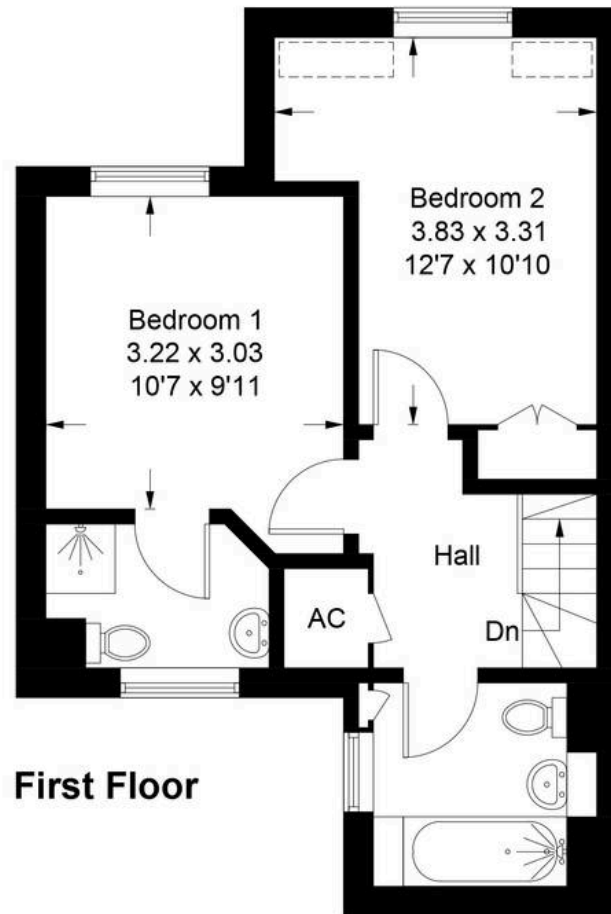
Produced for Stride & Son Estate Agent.



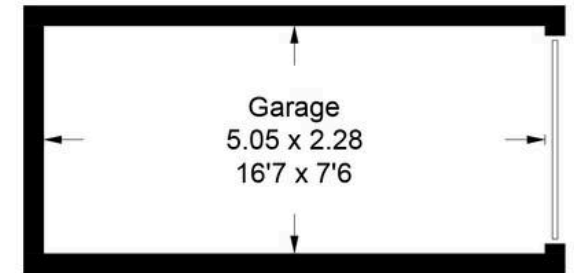
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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