



17 Clay Lane, Chichester - PO19 3JF

Guide Price £650,000 Freehold



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17 Clay Lane

Chichester

An extended, spacious, and well-presented 4/5 bedroom detached chalet house with 3 bathrooms, garage, and south-westerly rear garden with studio, situated between Chichester and Fishbourne village.

- 4/5 bedrooms across two floors
- Stunning open-plan kitchen/dining/sitting room
- Beautifully landscaped garden with large studio
- Generous driveway and garage
- Versatile layout suited to families, home workers or down-sizers
- Popular and convenient location







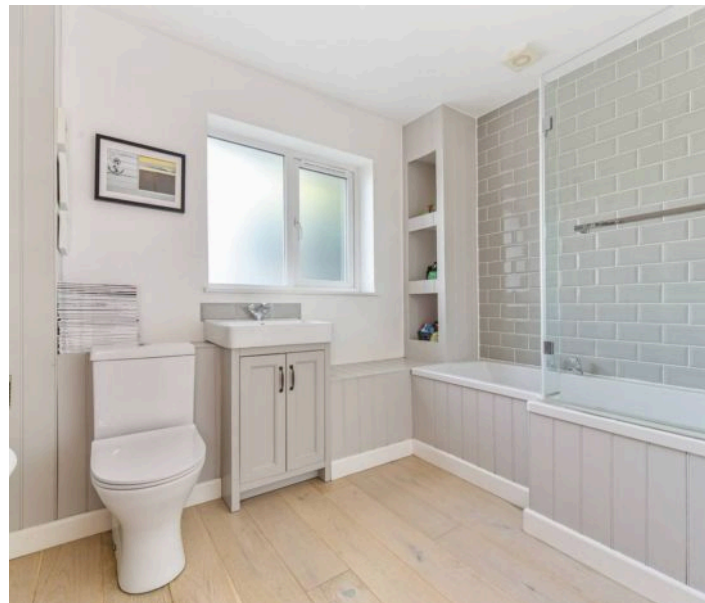
Description

A bright entrance hall with bespoke under-stair storage leads into the impressive open-plan kitchen/dining/sitting space. Full-width bi-folding doors open directly to the garden and bathes the room in sunlight. The kitchen features a large peninsular, sleek cabinetry, generous workspace and quality appliances, while the adjoining living area enjoys a contemporary wood-burning stove and a large skylight.

The ground floor also features three well-proportioned bedrooms, one of which includes an en-suite shower room/WC, plus a family bathroom. A separate utility room and practical boot room provide further convenience.

The first floor offers two further bedrooms, including a spacious principal bedroom and a modern shower room/WC along with a flexible fifth bedroom/study — ideal for home working.

Outside, the rear garden is a standout feature: southwest facing, private and beautifully landscaped. A large entertaining terrace and raised deck overlook the lawn, bordered by mature planting. A contemporary garden studio sits at the far end, perfect as a home office/gym, or creative space. To the front, the gravelled driveway provides extensive parking and leads to an attached single garage.



Location:

Fishbourne is a popular village with a strong sense of community, situated just two miles west of the city centre. It offers a well-regarded primary school, village hall, playing fields and the popular Bull's Head public house. The Fishbourne Roman Palace and Bishop's Palace Gardens are nearby, and the area provides attractive walks and cycling routes.

Chichester itself offers a comprehensive range of cultural, leisure and shopping facilities, including the Festival Theatre and mainline railway station with services to London Victoria (1hr 25 mins). The South Downs National Park is within easy reach being about 2 ½ 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. The house is within walking distance of the upper reaches of Chichester Harbour and there are excellent boating facilities at Bosham approximately 1 mile to the west.

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.

INFORMATION: Services: All mains | **Tenure:** Freehold | **Council Tax Band:** Band E | **EPC Rating:** Band C

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Approximate Gross Internal Area = 167.0 sq m / 1797 sq ft

Garage / Outbuilding = 27.6 sq m / 297 sq ft

Total = 194.6 sq m / 2094 sq ft

Produced for Stride & Son Estate Agent.



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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