



58 Oving Road, Chichester - PO19 7EN

Guide Price £368,000 Freehold



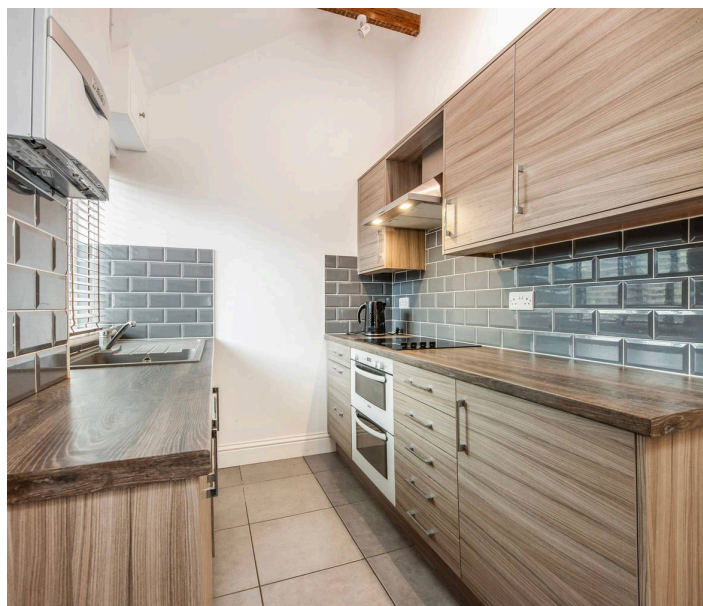
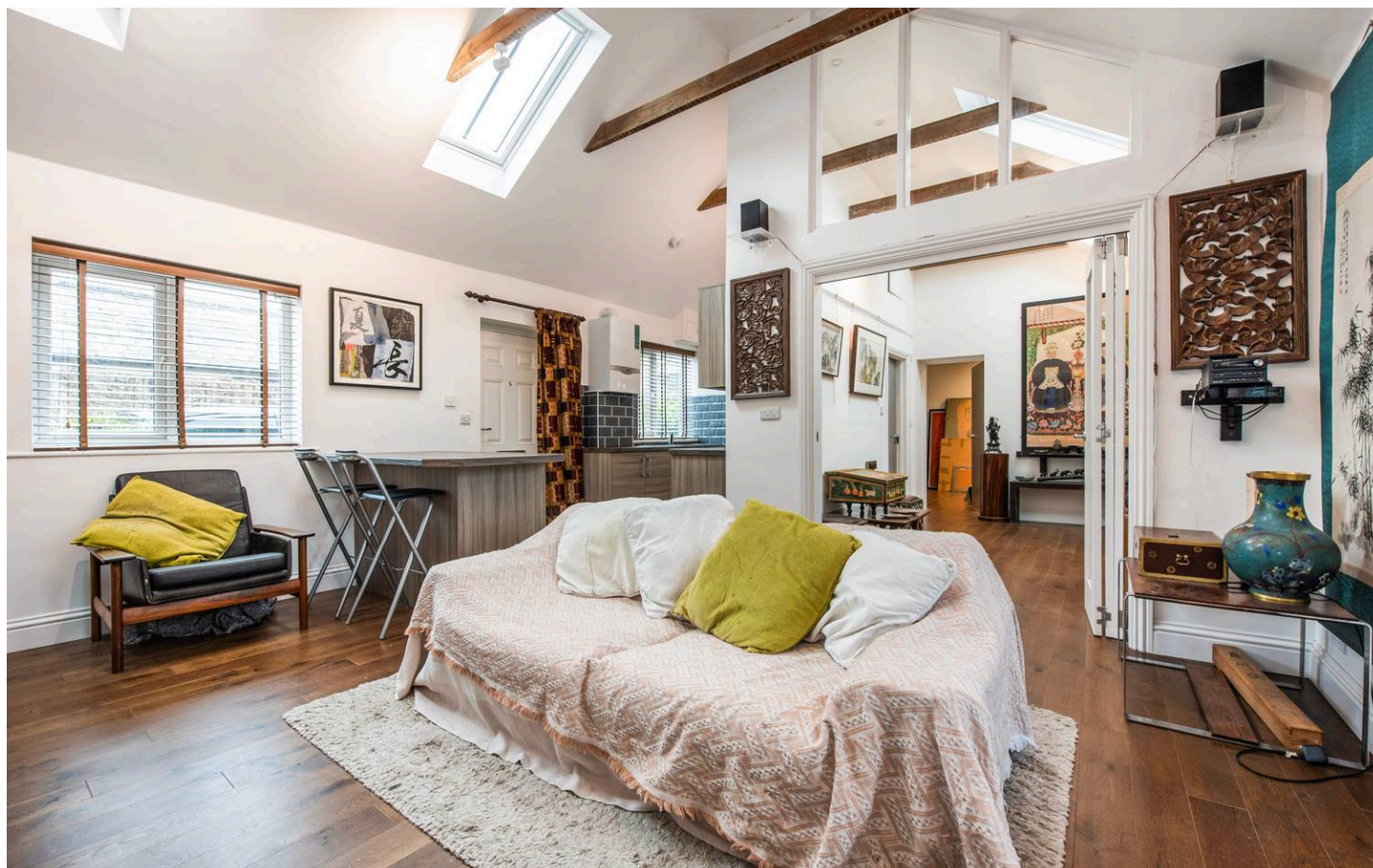
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58 Oving Road

Chichester

An individual and deceptively spacious semi-detached bungalow quietly tucked away yet within easy reach of the city centre with parking and west facing courtyard garden.

- Stylish semi-detached bungalow
- Tucked away position close to city centre
- Sitting room with vaulted ceiling
- Further sitting room/bedroom 2/office
- Double bedroom
- Well-equipped contemporary kitchen
- Modern bathroom/WC
- West facing courtyard garden
- Off-road parking
- Underfloor heating







ACCOMMODATION:

Enjoying a discreet position set back from Oving Road, this unique and characterful bungalow offers versatile accommodation arranged around a striking open-plan living space, with vaulted ceilings, exposed beams and rooflights that flood the interior with natural light.

At the heart of the home lies the contemporary kitchen, fitted with modern units and integrated oven, hob and extractor, with space for additional appliances. Open-plan to the kitchen is the generous sitting room, an impressive space featuring a vaulted ceiling and rooflights, with doors opening directly onto the west-facing courtyard garden—ideal for both everyday living and entertaining.

Leading from the sitting room is a further reception room which may also be used as a second bedroom. This space mirrors the character of the main living area with its vaulted ceiling and direct access to the courtyard, offering excellent flexibility for guests, home working or additional sleeping accommodation.

The property is completed by a well-proportioned double bedroom and a modern bathroom/WC finished in a clean, contemporary style. Underfloor heating runs throughout, adding to the comfort and appeal of the accommodation.

Outside, wooden gates open onto a shared gravel driveway, leading to a five-bar gate serving number 58 and one neighbouring property. The west-facing courtyard garden, bounded by brick walling with timber built shed, offers a private and sheltered outdoor space, perfect for both afternoon and evening sun.



LOCATION:

The property is situated towards the western end of Oving Road, less than ½ a mile to the east of Chichester city centre. It is also conveniently located for a couple of convenience stores, nearby recreation areas, including Florence Park and Priory Park, bus services, and for access to the A27, which links with the A3(M) to the west providing a route north to the M25.

Chichester train station, just outside the city centre and only about 1 mile from the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

The South Downs National Park is within easy reach being only 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.

INFORMATION: Services: All main | Underfloor heating | Local Authority: Chichester District Council | Council Tax: Band B | Energy Rating: Band C |

what3words: ///oddlly.living.quiet





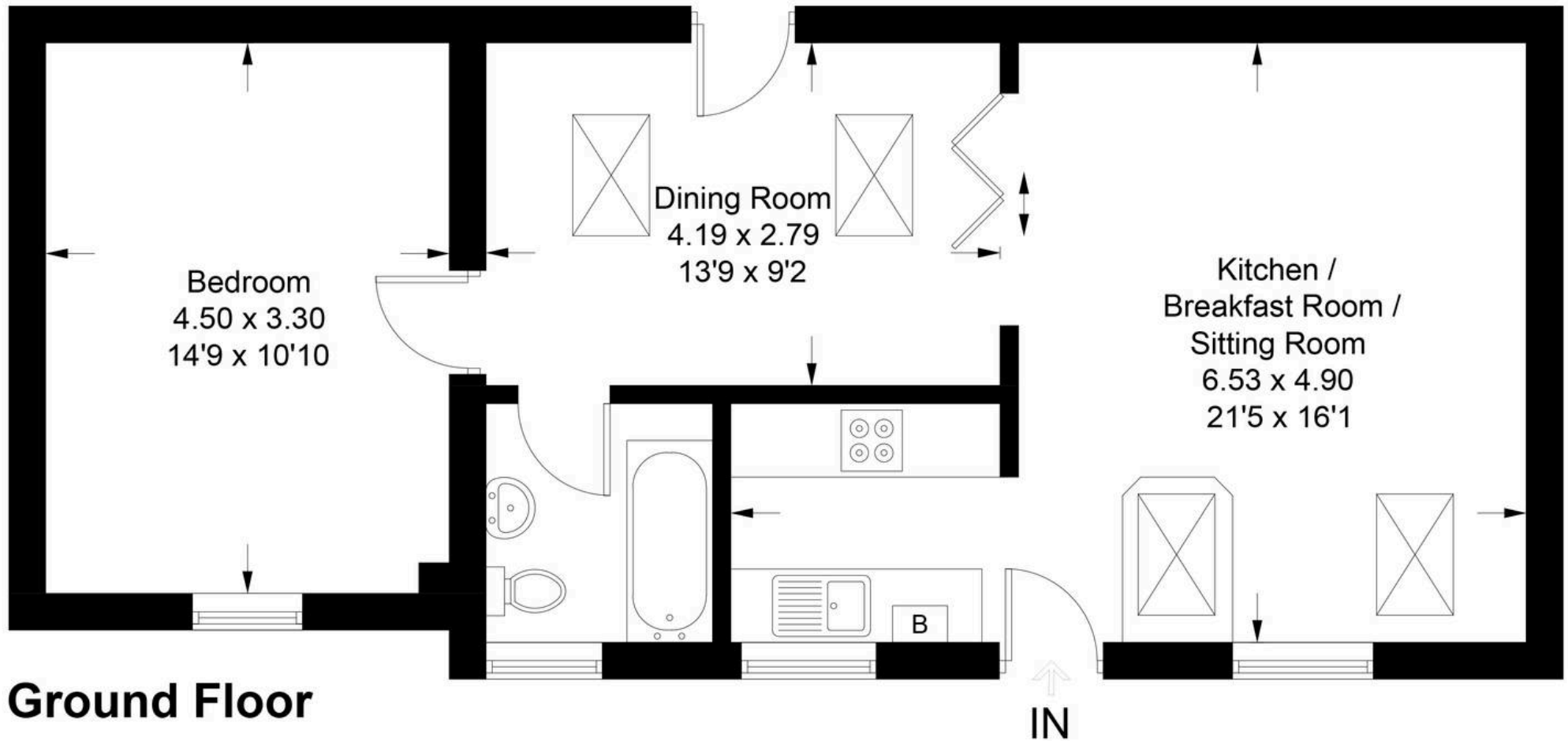
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Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Produced for Stride & Son Estate Agent.



Ground 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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