



22 Winden Avenue, Chichester, PO19 7UZ

Guide Price **£385,000**

22 Winden Avenue, Chichester

A well-presented characterful home.

- Beautifully presented
- Close to city centre
- Two bedrooms
- West facing garden
- Off-road parking
- Open plan layout
- Garden studio
- Viewing recommended

An beautifully presented two-bedroom house, ideally positioned within easy reach of the city centre and benefiting from off-street parking. The property offers well-proportioned, light-filled accommodation.

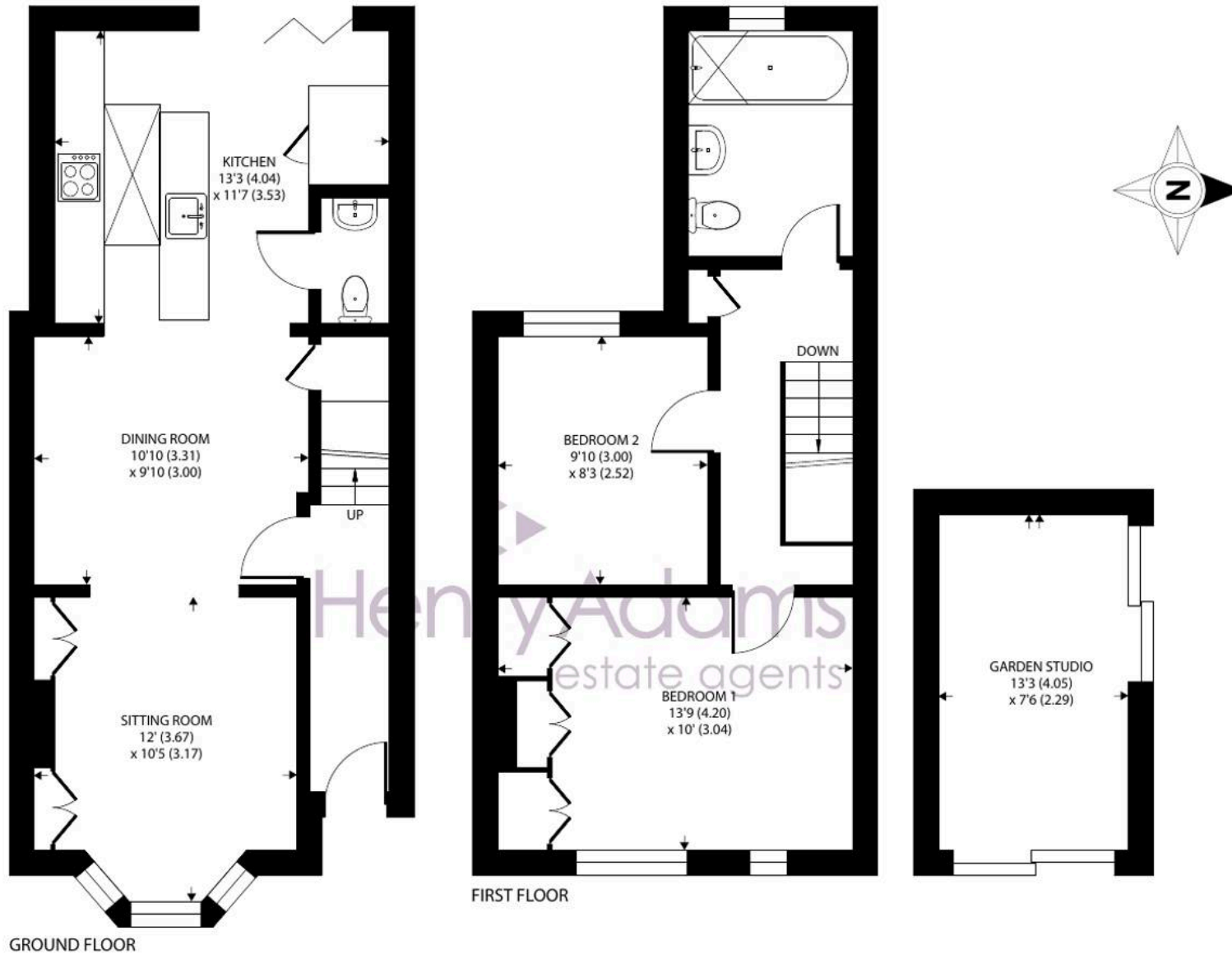
The ground floor features a stylish open-plan layout, including a bay-fronted sitting room that flows seamlessly into a generous plan kitchen/dining area. This impressive space is enhanced by bi-fold doors opening onto a west-facing garden, creating an ideal setting for both everyday living and entertaining. A utility cupboard and cloakroom complete the ground floor.

On the first floor, there are two well-proportioned bedrooms and a modern bathroom/WC.

To the front of the property, a driveway provides convenient off-road parking. The generous rear garden enjoys a desirable westerly aspect, making it ideal for afternoon and evening sun, and is further enhanced by a high-quality garden studio offering excellent versatility for a range of uses, such as a home office, gym or creative space.







22 Winden Avenue, Chichester

Approximate Area = 811 sq ft / 75.3 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 911 sq ft / 84.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1430964

Location - The property is conveniently situated in the heart of Chichester, about a half mile level walk from the city centre which 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 Whyke Road in Chichester proceed in an southerly direction and take the first turning on the right into Cambrai Avenue and then first right into Winden Avenue. N0 22 is on the left after a short distance.
What3words - com/dairy.reader.weep

Chichester District Council - 26/27 Tax Band C £2,215.25
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

