



2 The Garages Downs Road, West Stoke – PO18 9BE

Guide Price £575,000 Freehold



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2 The Garages, Downs Road

West Stoke, Nr. Chichester

An attractive 3/4 - bedroom cottage which once formed part of the West Stoke House Estate tucked away in a private courtyard setting, just behind the Grade I Listed village church of St. Andrew's.

Located within this attractive and much sought after Downland village, 2 The Garages is a beautifully presented cottage combining period-style character with bright modern interiors. Forming part of a small exclusive development, it is ideally situated for access to the South Downs National Park and the surrounding countryside of the Kingley Vale Nature Reserve, providing many opportunities for walking, horse riding and mountain biking.

The cottage is an ideal permanent home, buy to let investment or superb weekend retreat.

- Large open plan sitting/dining room
- 3/4 bedrooms
- Utility Room
- Parking for 2 cars
- Private courtyard garden
- Oil fired central heating
- Double glazing throughout







Accommodation:

Ground Floor: The front door opens into a welcoming sitting/dining room (19'8 x 18'7), a bright and spacious dual-aspect room featuring wood flooring, twin front windows, and stairs rising to the first floor. An under-stairs cupboard provides useful storage.

The generous kitchen/breakfast room (16'4 x 8'9) is fitted with an extensive range of base and wall units, granite-effect worktops, electric oven and space for appliances. French doors open directly onto the rear terrace.

A study/bedroom 4 (13'5 x 7'4) overlooking the front of the property provides a versatile additional room ideal for either home working or guest accommodation. A family bathroom and a separate utility room, with additional storage, space for laundry appliances, and door to the garden complete the ground floor layout.

First Floor: A large landing provides access to all rooms. There is a principal bedroom (21'0 x 18'8), a light and bright room with dormer windows, eaves storage, and ample space for wardrobes and seating.

There are two further bedrooms—bedroom 2 (14'2 x 7'0) and bedroom 3 (14'4 x 8'7), both with pleasant views and good natural light. There is also a cloakroom on the first floor with WC and wash hand basin.

Outside: To the rear, a private walled courtyard garden provides a sheltered and low-maintenance outdoor area with ample space for seating, potted plants, and al fresco dining. A timber gate provides pedestrian access to a parking area with space for 2 cars.



Location:

2 The Garages sits on the edge of West Stoke, a highly regarded South Downs village just 5 minutes drive from Bosham and the shores of Chichester Harbour. Kingley Vale Nature Reserve is close by and provides great opportunities for walking/biking on the South Downs.

The cathedral city of Chichester, some 3 miles to the east, offers excellent high-street shopping and many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

The Goodwood Estate, situated just to the north of Chichester, 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 renowned Qatar Festival.

Rail links to London are well serviced with a fast line from Havant and Petersfield to Waterloo via Guildford (approx. 1hr 20), and from Chichester to Victoria via Gatwick Airport (approx. 1hr 40).

INFORMATION:

Services: Mains water and electricity. Oil fired central heating | **Tenure:** Freehold | **Council Tax Band:** Band E | **EPC Rating:** Band D

what3words: ///loss.pocketed.powering



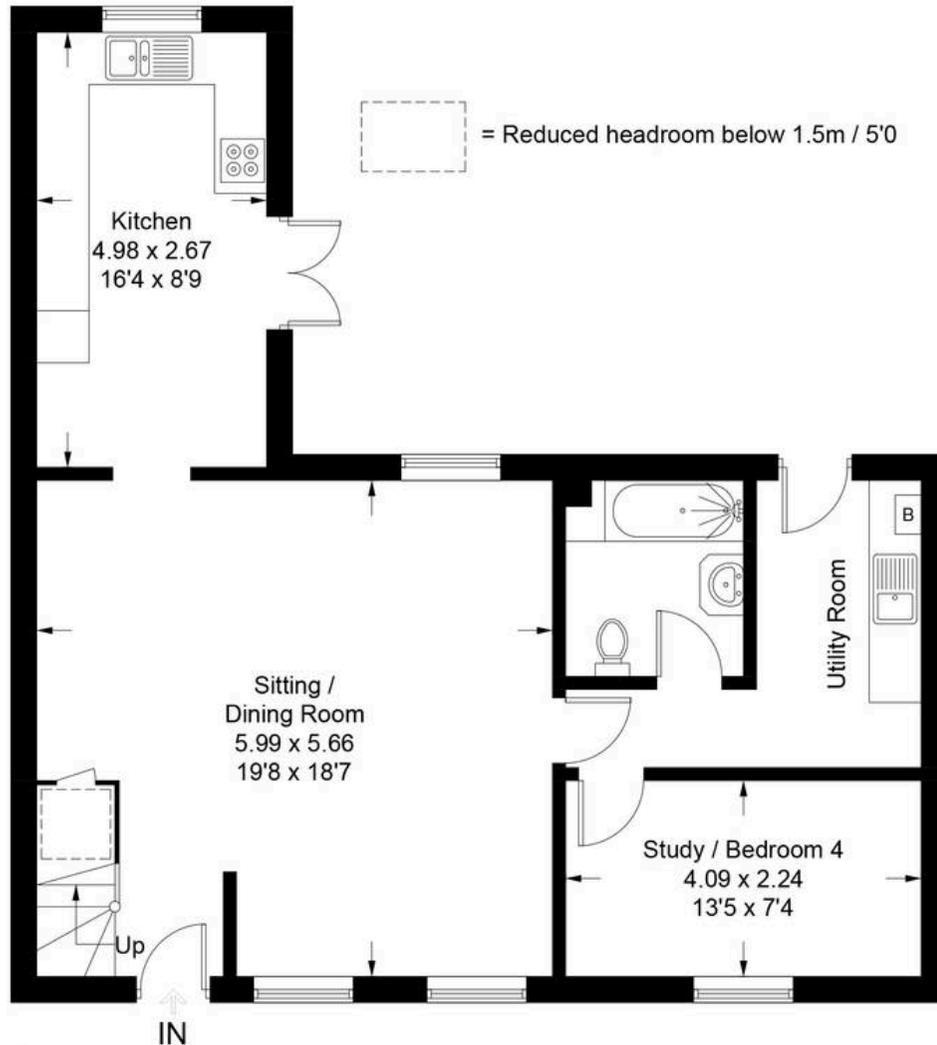


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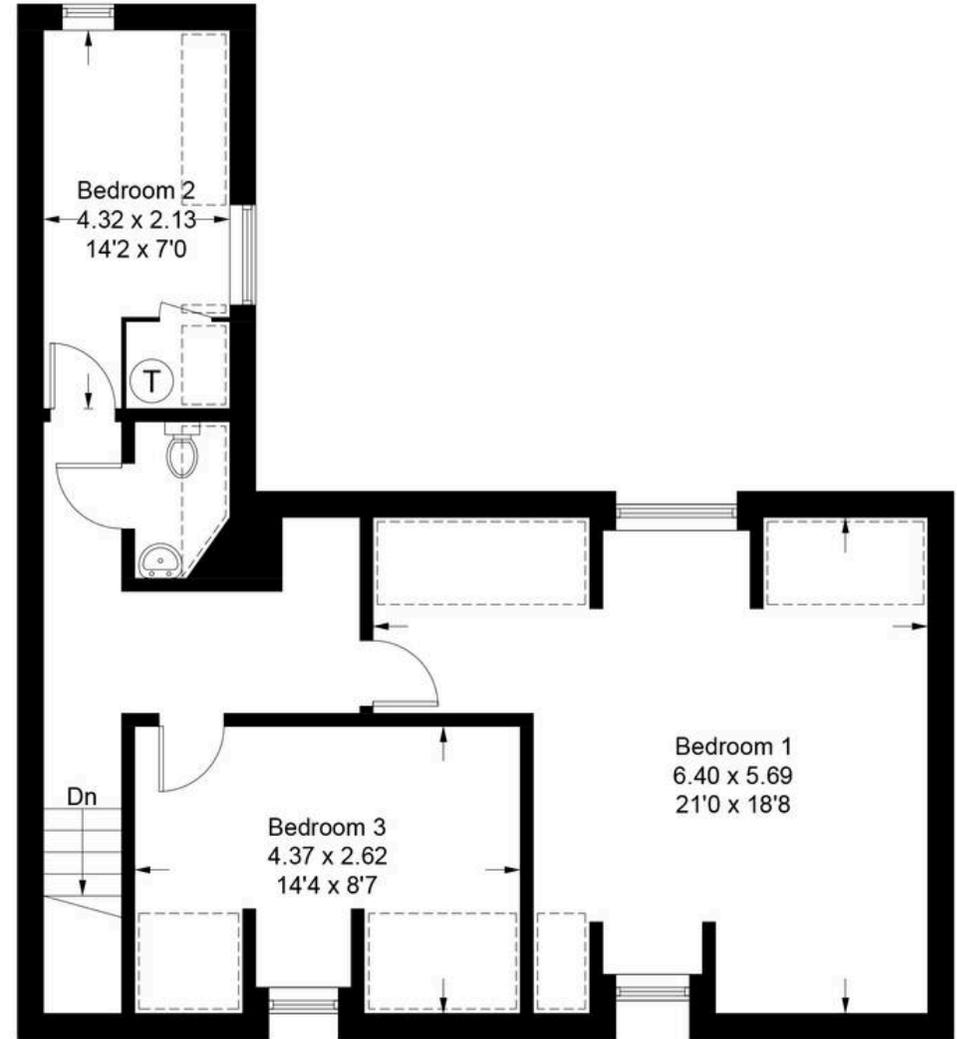
2, The Garages, PO18 9BE

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft

Produced for Stride & Son Estate Agent.



Ground Floor



First 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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