



P C Petter & Son, 1 Avenue Approach - PO19 3BQ

Guide Price £550,000 - FREEHOLD - NO ONWARD CHAIN



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1 Avenue Approach

Chichester

A three-bedroom home in Chichester requiring modernisation, with flexible living space, garden room, garage, parking and useful outbuildings offering excellent potential.

- Three-bedroom home
- Requires modernisation throughout
- Excellent improvement opportunity
- Sitting room and dining room
- Garden room to the rear
- Garage and parking
- Two useful office/outbuildings
- Convenient Chichester location





1 Avenue Approach is a three-bedroom home situated in a convenient residential position within Chichester. The property now requires a programme of modernisation and updating throughout, offering an excellent opportunity for buyers looking for a project and the chance to create a home to their own taste and specification.

The accommodation is arranged over two floors and extends to approximately 1,129 sq ft, with additional outbuildings including a garage and office space.

On the ground floor, the entrance hall leads to a generous sitting room positioned to the front of the property, with a feature fireplace and bay window.

To the rear is a separate dining room, which opens through to a garden room overlooking the garden. The kitchen/breakfast room provides further everyday living space and offers scope for refurbishment and redesign, subject to any necessary consents.

A ground floor cloakroom completes the ground floor accommodation.





On the first floor, there are three bedrooms and a family bathroom. The bedrooms are well proportioned, with the third bedroom also lending itself to use as a nursery, study or dressing room.

The property would benefit from cosmetic and general updating throughout, with buyers likely to wish to consider works to the kitchen, bathroom, décor, flooring and external areas.

Externally, the property benefits from a rear garden with established planting and patio areas.

A particular feature of the property is the range of outbuildings, including a garage and two office/store areas, providing flexible space for home working, hobbies, storage or workshop use.



This is a home with clear scope for improvement, ideal for those seeking a property with potential in a highly convenient Chichester location.

Avenue Approach is situated within Chichester, a highly regarded cathedral city known for its historic centre, excellent shopping, restaurants, cafés and cultural attractions.

The city offers a wide range of amenities, including the Festival Theatre, Pallant House Gallery, leisure facilities and a mainline railway station. Chichester is well placed for access to the South Downs National Park, Goodwood, Chichester Harbour and the surrounding coastal villages, making it a popular location for those who enjoy both city convenience and access to the countryside and coast.

Road links via the A27 provide routes east and west towards Arundel, Worthing, Portsmouth and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All Mains







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1, Avenue Approach, PO19 3BQ

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft

Outbuildings = 58.7 sq m / 632 sq ft

(Including Garage)

Total = 163.6 sq m / 1761 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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