



22 Walnut Avenue, Chichester - PO19 3EF

Guide Price £495,000 Freehold



STRIDE & SON

22 Walnut Avenue

Chichester

A well-presented three-bedroom semi-detached home occupying a sought-after position in a popular residential road offering flexible living accommodation and attractive outdoor space.

- Three-bedrooms
- Sought-after location close to city centre
- Close proximity of primary and secondary schools
- Well-appointed open plan kitchen
- Conservatory providing additional living space
- Office/utility room and downstairs WC
- Modern family bathroom
- Converted loft offering flexible extra space
- Private rear garden with decking and garden cabin
- Driveway providing off-road parking





ACCOMMODATION:

The ground floor is thoughtfully arranged, balancing comfortable living with practical everyday spaces. An entrance hall leads to a welcoming living room featuring a working fireplace, which opens through to an additional reception area.

The kitchen is fitted with integrated appliances and includes space for dining, creating a sociable and functional hub of the home. An office/utility room, downstairs WC and a conservatory complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms served by a family bathroom fitted with both a bath and a separate shower. A converted loft provides valuable additional space, ideal for use as a home office or for storage.



Outside, the rear garden is south facing and a private and attractive space with mature planting to both sides, offering a good degree of seclusion. A cabin positioned at the rear of the garden benefits from power and heating, making it suitable for year-round use. There is also a decking area for outdoor seating. To the front, a good-sized driveway provides off-road parking.



LOCATION:

Within easy walking distance, the cathedral city of Chichester offers excellent high-street shopping, 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.

More locally Parklands offers a good selection of local amenities, including a doctor's surgery, vets, a couple of churches and an excellent parade of shops and the house is well placed within easy reach of several public and independent schools including Bishop Luffa, Chichester High School and Oakwood School.

Located just to the north of the city is the Goodwood Estate, 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 Qatar Festival. The South Downs National Park is also within easy reach and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located to the south, the harbour being home to several popular sailing clubs.

INFORMATION: Services: All mains | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax: Band D | Energy Rating: Band D

what3words: ///each.mouse.salsa







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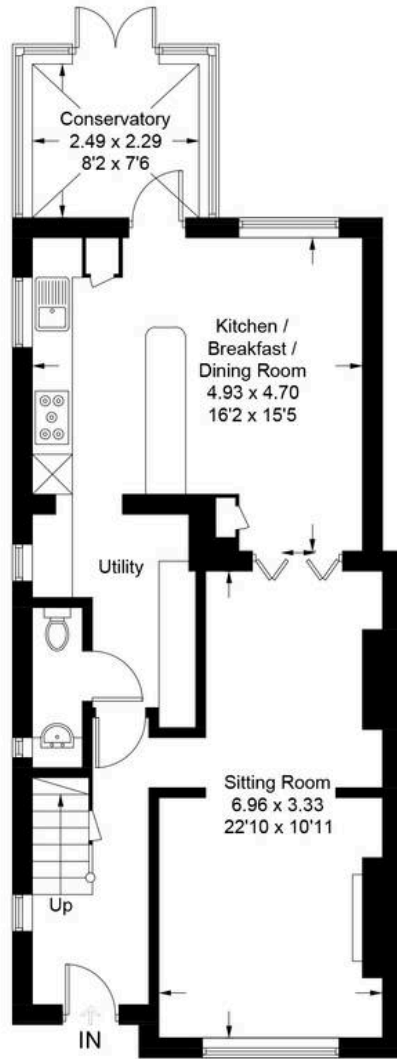
22, Walnut Avenue, PO19 3EF

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft

Outbuilding = 12.8 sq m / 138 sq ft

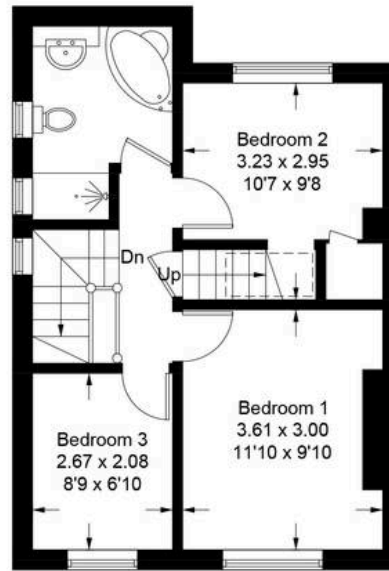
Total = 133.1 sq m / 1433 sq ft

Produced for Stride & Son Estate Agent.

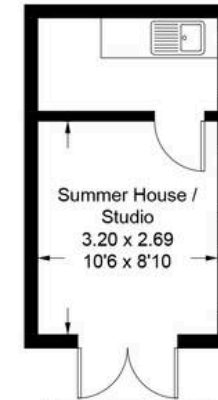


Ground Floor

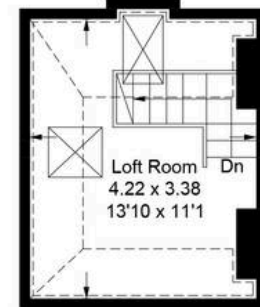
[Symbol] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second 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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