



59 Pound Farm Road, Chichester - PO19 7PU

Guide Price £475,000 Freehold



STRIDE & SON

# 59 Pound Farm Road

Chichester

Situated within easy walking distance of Chichester city centre, a well-presented 3-bedroom semi-detached house offering flexible living accommodation, off-street parking and a generous rear garden.

The property is approached via a private driveway providing convenient off-street parking, with a lawned front garden and pathway leading to the entrance.

- Situated within walking distance of Chichester city centre
- Well-presented three-bedroom semi-detached house
- Private driveway with off-street parking
- Lawned front garden with path to entrance
- Bright sitting room with bay window
- Separate dining room overlooking the garden
- Modern well-equipped kitchen/breakfast room
- Ground floor cloakroom
- Three bedrooms, including two doubles
- Generous rear garden with mature planting







## ACCOMMODATION:

Inside, the house has a welcoming and light-filled feel. The sitting room is positioned at the front of the property and benefits from a wide bay window, allowing natural light to pour into the room and creating a comfortable and inviting living space.

To the rear, the dining room connects naturally with the sitting room, forming an excellent layout for both everyday living and entertaining. This space enjoys views through to the garden and flows easily into the kitchen.

The kitchen/breakfast room extends along the rear of the property and is fitted with a range of modern units with wood-effect work surfaces and tiled splashbacks. A large window and rear door allow plenty of natural light, while the layout offers practical workspace and room for appliances.

A useful ground floor cloakroom is positioned just off the hallway.



Upstairs, the first floor provides three bedrooms. The principal bedroom is a comfortable double room overlooking the rear garden, while the second bedroom is another generous double positioned at the front.

The third bedroom makes an ideal single room, nursery or home office. These rooms are served by a well-appointed family bathroom fitted with a white suite including bath with shower over, basin and WC.

Outside, the property truly comes into its own with a particularly generous rear garden. Mainly laid to lawn, the garden offers excellent space for outdoor dining, gardening or family activities, with mature trees and planting providing a pleasant sense of privacy.





## LOCATION:

The property is situated towards the end of a residential road comprising many character properties being less than a mile to the east of Chichester city centre and the bustling mainly pedestrianised shopping precinct.

It is also conveniently located for a couple of convenience stores, bus services, and for easy 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.

**INFORMATION: Services: All Main | Local**

**Authority: Chichester District Council | Council**

**Tax: Band D | Energy Rating: Band D what3words:**

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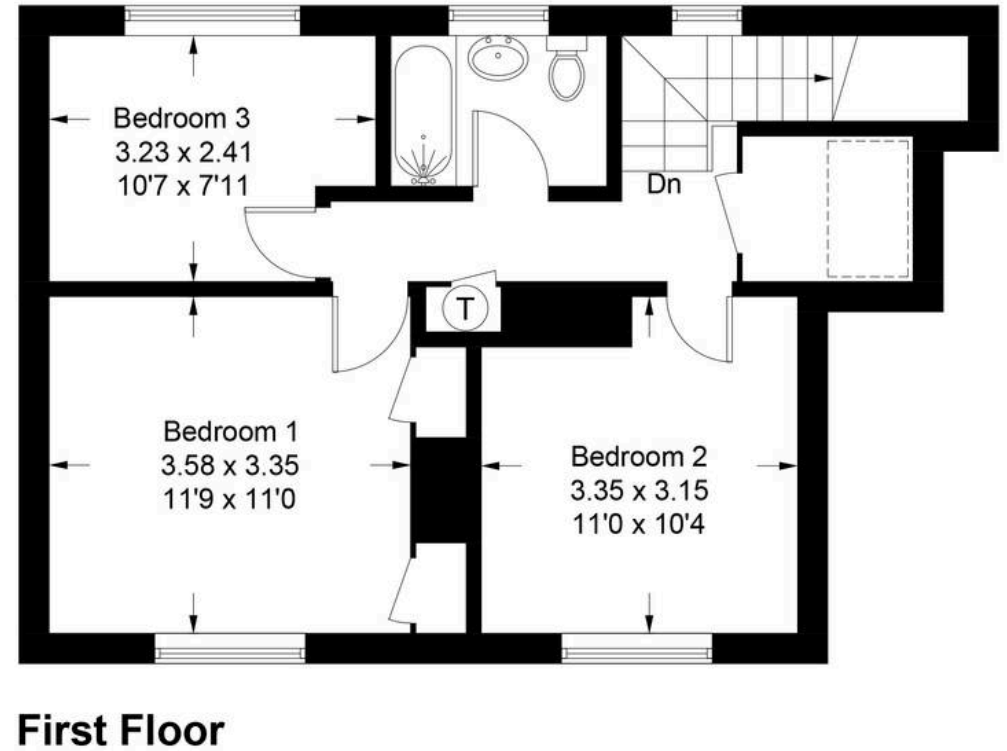
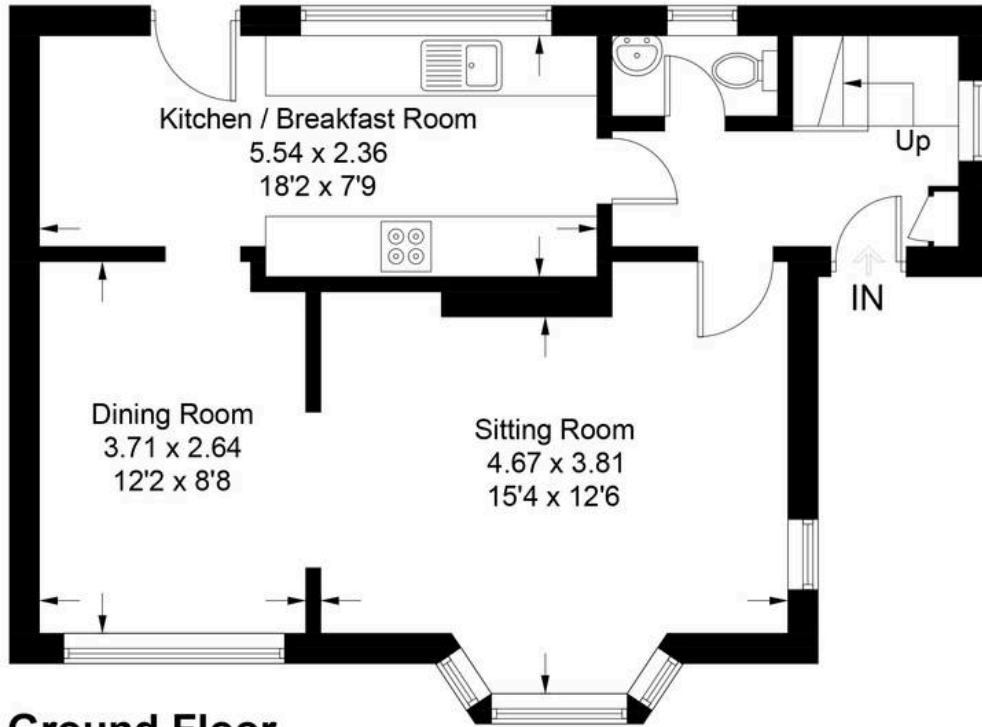
# 59, Pound Farm Road, PO19 7PU

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Produced for Stride & Son Estate Agent.

 = Reduced headroom below 1.5m / 5'0



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.

Created by Emzo Marketing 2026. (ID1279694)



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