



13 Ettrick Road, Chichester - PO19 7DU

Guide Price £375,000 Freehold **CHAIN FREE**



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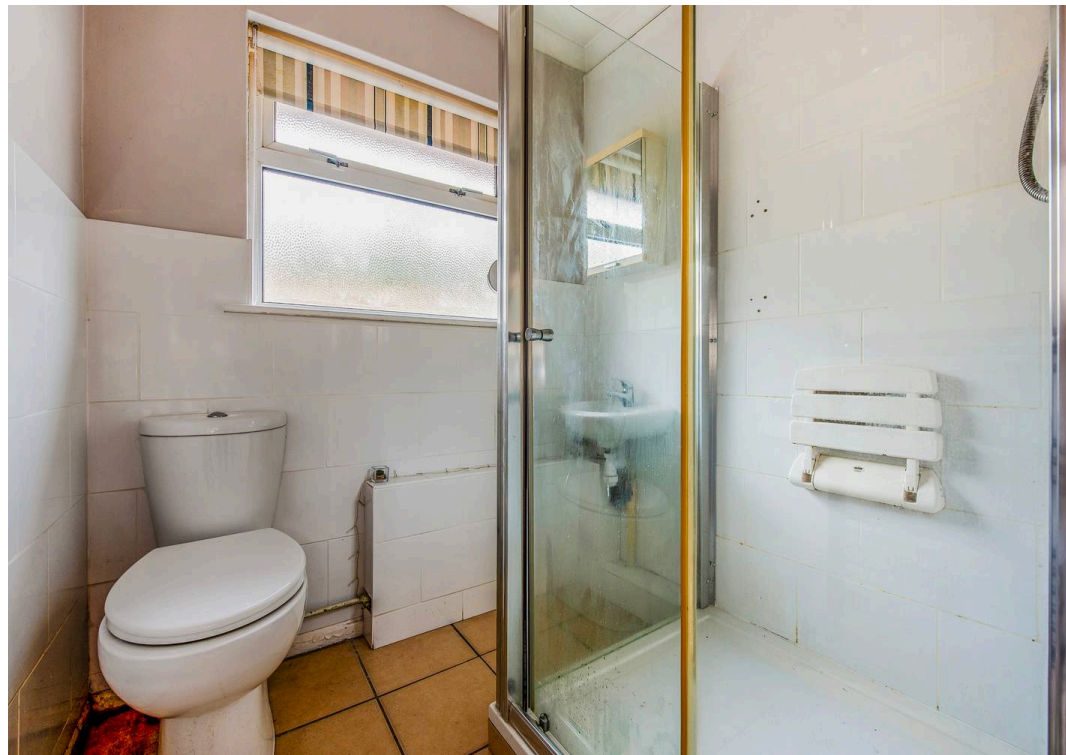
13 Ettrick Road

Chichester

Located in a popular residential road within easy reach of Chichester city centre, a detached two-bedroom bungalow with conservatory, driveway, parking, single garage and an enclosed rear garden.

- Detached bungalow close to Chichester city centre
- Established residential setting
- Driveway providing off-street parking and single garage to the rear
- Double-aspect sitting room
- Kitchen/breakfast/dining room
- Conservatory accessed from both the kitchen and sitting room
- Two bedrooms
- Shower room/WC
- Enclosed rear garden with lawn and mature planting
- ****CHAIN FREE****







ACCOMMODATION:

13 Ettrick Road offers a straightforward and functional layout, with a central entrance hall giving access to all principal rooms. The sitting room is positioned to the rear of the property and is double aspect, benefiting from good natural light and views across the garden. Double doors from the sitting room lead directly into the conservatory, reinforcing the connection between the main reception space and the rear of the house.

The kitchen/breakfast/dining room is fitted with a range of base and wall units, breakfast bar, integrated oven with gas hob and extractor over and space for further appliances and provides room for informal dining. Glazed double doors lead to a terrace and the garden beyond whilst a further door leads into the conservatory, allowing the space to operate as a natural link between the principal living areas and the garden. The conservatory is fully glazed and opens out onto the rear garden, providing additional usable accommodation and extending the living space beyond the main footprint of the bungalow. There are two bedrooms served by a centrally located shower room/WC.

Externally, the property benefits from a driveway providing off-street parking. A pedestrian gate to the side of the house leads to the rear garden and a single garage. The garden is enclosed and laid mainly to lawn, with established hedging and planting along the boundaries providing privacy. The low maintenance garden to the front is paved with a range of mature shrubs and is bounded by a low brick wall.



LOCATION:

The property is situated in a popular residential area within an easy level walk of Chichester city centre and the bustling mainly pedestrianised shopping precinct. It is also conveniently located for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, only about ½ a mile to the west of 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. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days whilst The South Downs National Park is within easy reach being only about 3 miles to the north.

Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. Some 9 miles to the south-west is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

Services: All mains, gas central heating | **Tenure:** Freehold |
Local Authority: Chichester District Council | **Council Tax:** Band D | **Energy Rating:** Band D

what3words: ///crush.orchestra.hood





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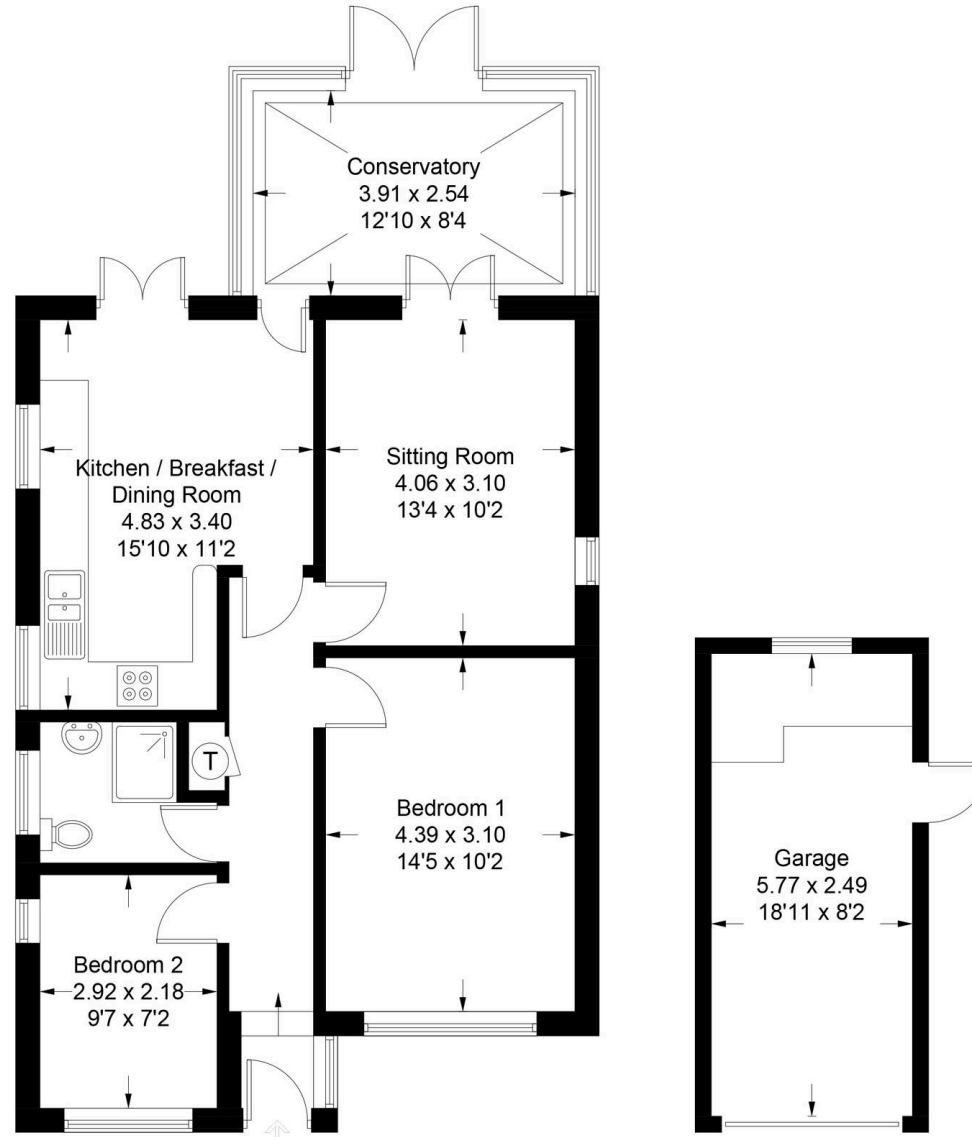
Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 87.5 sq m / 942 sq ft



Produced for Stride & Son Estate Agent.



Ground Floor

(Not Shown In Actual Location / Orientation)

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. (ID1277722)



Stride & Son

37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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