

Upton Road, Chichester, PO19 8QQ
ASKING PRICE OF Asking price £580,000
EPC Rating: B Council Tax Band: E



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MOTIVATED SELLERS | OFFERS INVITED ! | A stylish and energy-efficient 5-bedroom family home in a peaceful Chichester cul-de-sac. Featuring a high-spec kitchen, spacious living areas, excellent EPC rating with low energy bills, superb curb appeal, landscaped gardens, and easy access to schools, parks, and the city centre.

Set within a peaceful residential cul-de-sac just south of Chichester's historic city centre, this wonderfully spacious five-bedroom detached home offers an exceptional balance of modern living, style, and energy efficiency. From the moment you arrive, the property's impressive gated entrance, beautifully landscaped front garden, and elegant façade create an instant sense of welcome and sophistication.

Designed for contemporary family life, the home combines generous proportions with an outstanding energy performance rating — ensuring lower running costs and year-round comfort. Thoughtful insulation, modern glazing, and high-efficiency systems contribute to a sustainable lifestyle without compromise on luxury or convenience.

Inside, the light-filled hallway sets the tone with a sense of space and calm. To one side lies the inviting family living area, perfect for relaxing or entertaining, while to the other is a stunning, high-specification kitchen — the true heart of the home. Sleek Corian countertops, integrated Neff appliances, and a six-ring gas hob cater

effortlessly to the demands of family cooking or hosting. A whole-house water softener and direct access to the garden patio make this space as practical as it is stylish. The adjoining decked area invites al fresco dining and summer barbecues, creating a seamless flow between indoor and outdoor living.

The dining room, bathed in natural light from its large windows, opens into a magnificent 25-foot sitting room and onward to a spacious conservatory — an ideal spot to enjoy morning coffee or evening sunsets overlooking the garden. Every space connects intuitively, enhancing the sense of openness and togetherness that defines this home.

Upstairs, five comfortable bedrooms and a generous family bathroom offer flexibility for growing families or visiting guests. From the landing, a single door opens onto a charming private balcony — the perfect place to unwind with a book while taking in the views of the garden below.

The rear garden is a private haven, mainly laid to lawn and framed by mature hedges, offering both beauty and

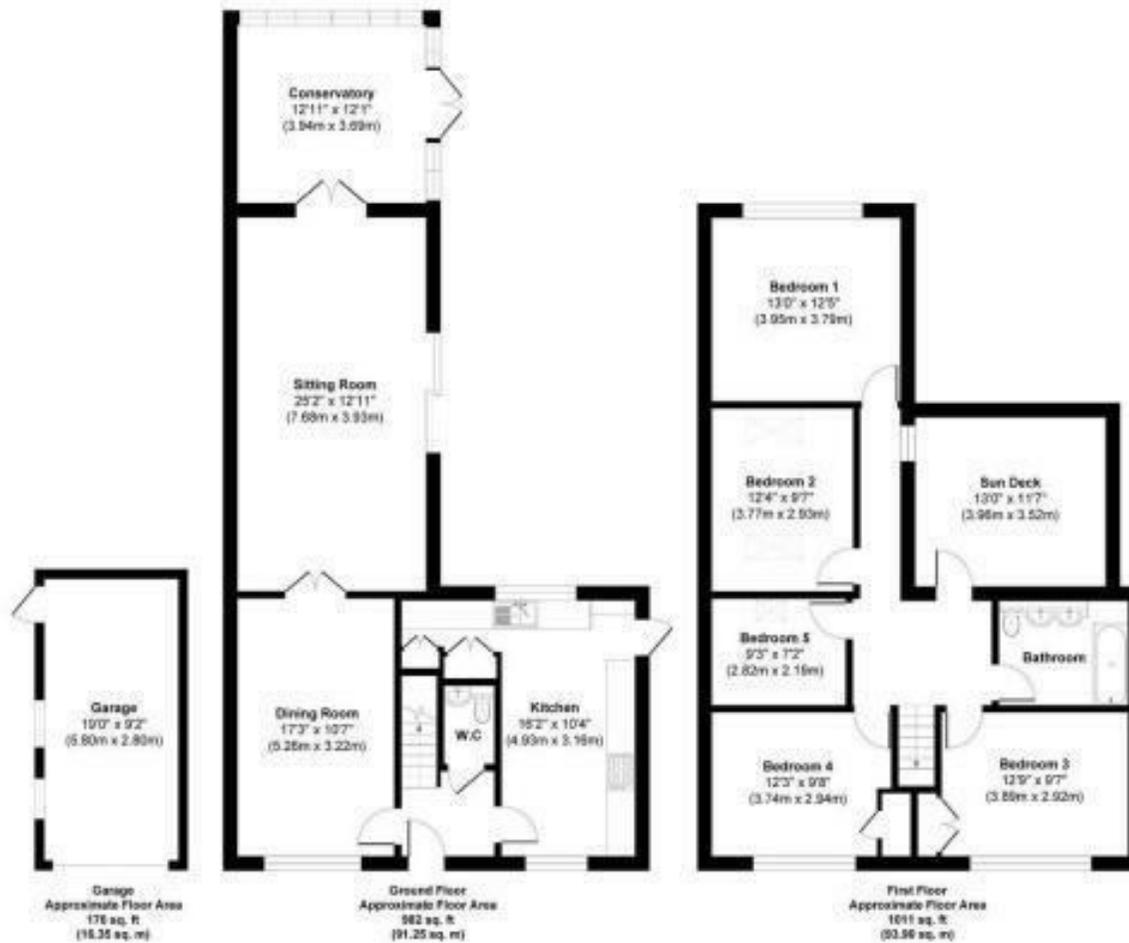
privacy. Multiple patio areas and a generous deck provide ideal settings for outdoor gatherings, while the front garden, with its mature planting and attractive stone water feature, enhances the home's superb curb appeal. A large driveway offers parking for several vehicles behind secure gates.

Living in Stockbridge brings a wonderful sense of community, with a local convenience store, independent shops, and green spaces all within walking distance. The nearby Donnington parish hall and playground offer family-friendly amenities, while Chichester's vibrant city centre is just moments away — home to boutique shopping, excellent restaurants, and cultural landmarks such as the Festival Theatre and Pallant House Gallery. For outdoor pursuits, Goodwood's world-class events, golf, and country activities are all within easy reach.

With its exceptional energy performance, beautifully designed interiors, and superb location, this is more than just a house — it's a home that supports a connected, comfortable, and modern way of life.



Upton Road
 Approx. Gross Internal Floor Area
 2169 sq. ft / 201.50 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	