



1 Flaxman Avenue, Chichester - PO19 3NA

Guide Price £700,000 Freehold **CHAIN FREE**



STRIDE & SON

1 Flaxman Avenue

Chichester

A surprisingly spacious 3-bedroom detached bungalow set within a popular and well-established residential area just to the west of the Chichester city centre, with excellent loft conversion potential (subject to planning consents).

- ****CHAIN FREE****
- Detached bungalow in a generous plot
- Approx. ¾ of a mile to the west Chichester city centre
- Three reception rooms
- Kitchen
- Two generous double bedrooms and a third bedroom/study
- Bathroom/shower room/WC and separate WC
- Enclosed south facing mature rear garden with views over playing fields
- Driveway with parking and garage
- Loft conversion potential (subject to planning consents)





ACCOMMODATION:

The property occupies a good-sized plot with a driveway providing off-road parking and access to the attached garage, alongside attractive lawned front and rear gardens with mature planting.

The accommodation is arranged on a single level and is entered via a spacious central reception hall. The main sitting room is also generously sized overlooking the rear garden with a large bay window and a feature brick fireplace. The proportions allow for multiple seating arrangements, with natural light from more than one aspect. A glazed door connects directly with the conservatory, providing an additional reception space overlooking the garden.

The dining room is a separate room overlooking the rear garden and has a defined layout suitable for a family dining table. An archway leads to the adjacent kitchen and is fitted with a range of units and worksurfaces, space for appliances, and a window above the sink looking onto the garden. A utility area is incorporated within the kitchen layout, and a door provides access to the side of the house.





Bedroom 1 is a good-sized double located at the front of the property with a bay window and a range of built-in wardrobes with mirrored sliding doors.

Bedroom 2 is also a generous double with space for freestanding storage whilst the third bedroom is smaller and would make an ideal study, dressing room or occasional bedroom. The bathroom is fitted with a bath and separate shower enclosure, pedestal wash basin and WC, with a frosted window providing natural light. There is a further cloakroom with a low-level WC.

The south facing rear garden is level and mainly laid to lawn, bordered by established shrubs, hedging and fencing. There are paved seating areas adjacent to the rear of the property, and whilst enclosed, the garden benefits from views over neighbouring playing fields. The garage, linked by a walkway to the side of the property, provides additional storage or parking, with further space available on the driveway.





LOCATION:

Flaxman Avenue is located in a popular residential area, approximately $\frac{3}{4}$ of a mile to the west of the city centre being a level walk from the cathedral and the main pedestrianised shopping precinct. Furthermore, it is convenient for local state and private schools, a couple of large supermarkets, and access to the A27, which links with the A3(M) to the west providing a route north to the M25. There are bus stops nearby, and Chichester's centrally located train station, about $\frac{3}{4}$ of a mile to the south-east, 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 including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

The South Downs National Park is within easy reach being about $2\frac{1}{2}$ miles to the north, and 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.

INFORMATION: Services: All main | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band E | EPC Rating: Band D what3words:

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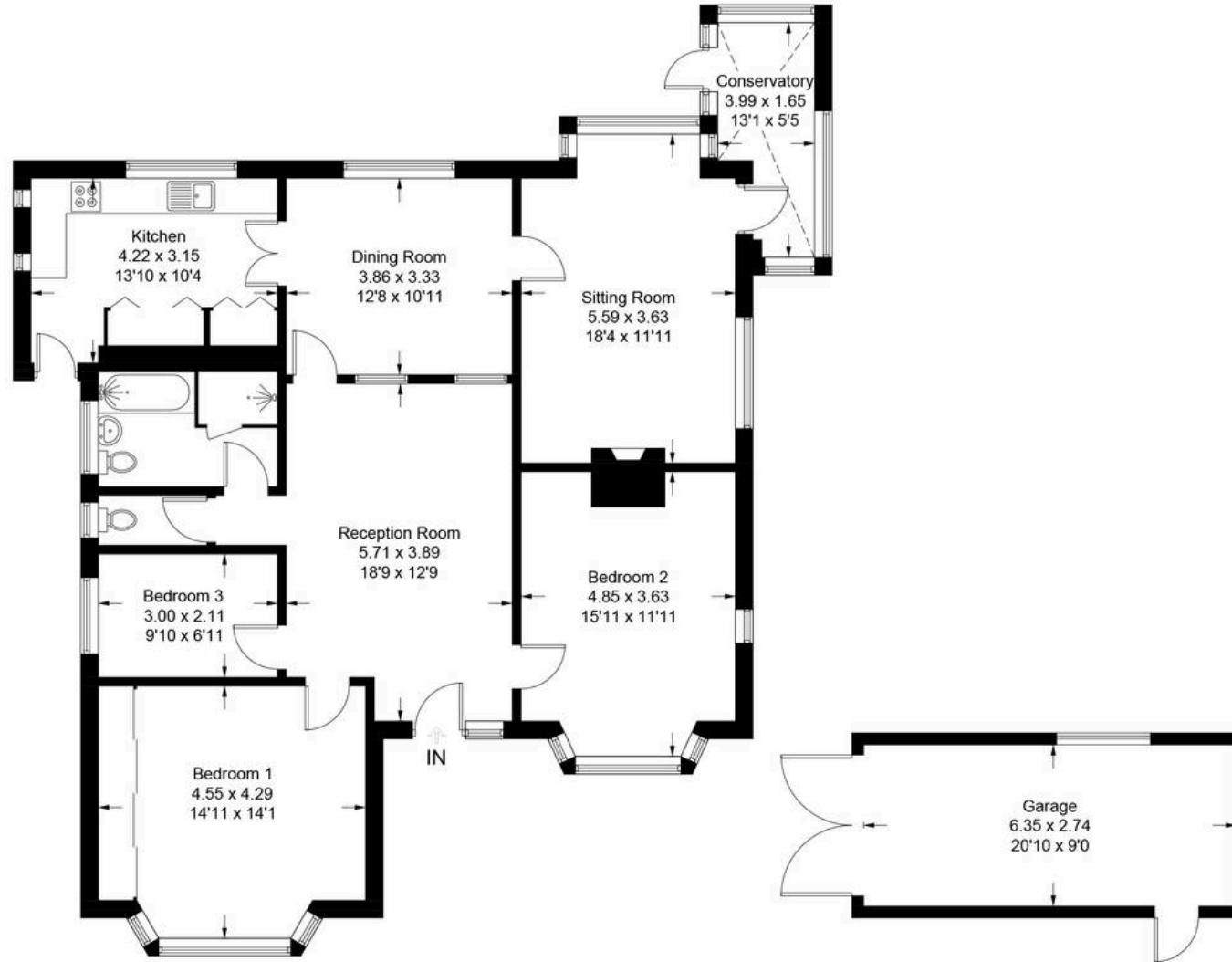
Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 146.7 sq m / 1579 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.

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