



20 Gordon Avenue, Chichester - PO19 8QY

Guide Price £495,000 - NO ONWARD CHAIN



STRIDE & SON

20 Gordon Avenue

Chichester

Detached three-bedroom house set on a generous plot, providing considerable scope for modernisation or extension (subject to planning consent). No onward chain.

- Detached three-bedroom house on a generous plot of approximately 0.14 acres
- No onward chain
- Considerable scope for modernisation, extension or improvement (subject to planning)
- Spacious sitting room with original parquet flooring and glazed internal doors to dining area
- Kitchen/diner with sliding doors opening to rear patio, with views across open fields
- Principal bedroom with private first-floor balcony enjoying open countryside views
- Substantial and well-established rear garden with fruit trees, lawn, covered pergola and timber outbuildings
- Block-paved driveway with parking for several vehicles and integral garage
- Located approximately 1.1 miles from Chichester city centre with easy access to the coast and harbour
- Within easy reach of Chichester Harbour AONB, the A27 and Chichester railway station







Accommodation:

A detached three-bedroom house set on a generous plot of approximately 0.14 acres, located around 1.1 miles south of Chichester city centre and within easy reach of the beach and harbour. The property is offered for sale with no onward chain and provides considerable scope for modernisation or extension (subject to planning consent).

The accommodation is well proportioned throughout. On the ground floor, the spacious sitting room features original parquet flooring and a large front-aspect window, and opens via glazed internal doors into a separate dining area. The kitchen/diner benefits from sliding doors leading out to the rear patio and garden, enjoying attractive views across open fields beyond. A utility room and an integral single garage with additional storage complete the ground floor accommodation.

On the first floor, the principal bedroom is a comfortable double room with pleasant views over the rear garden and open countryside, accessed via a private balcony — an unusual and appealing feature. There are two further double bedrooms, along with a family bathroom fitted with a bath and overhead shower.



Outside, the property occupies a notably large plot. To the front is a lawned garden and a block-paved driveway providing off-road parking for several vehicles. The rear garden is a particular highlight, comprising an extensive and well-established space with large lawned areas, fruit trees, mature hedging and shrub borders, a covered patio/ pergola area, timber garden shed and a summerhouse. The property is in need of general updating and redecoration throughout, with the kitchen and bathroom in particular requiring replacement. However, it represents an excellent opportunity for purchasers seeking a renovation project in a sought-after residential location.

Gordon Avenue sits in a quiet residential area to the east of Chichester city centre, within easy reach of the city's wide range of shops, restaurants and amenities. Chichester railway station provides direct services to London Victoria and the South Coast. The A27 is readily accessible for travel along the coastal corridor. The cathedral city itself offers excellent schooling alongside leisure facilities, a Festival Theatre and the harbour town of Bosham and Chichester Harbour AONB within a short drive.

Council Tax band: E - Chichester District Council

Tenure: Freehold

Services: All Mains

what3 words - [///entertainer.nation.city](http://entertainer.nation.city)







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Approximate Gross Internal Area = 134.3 sq m / 1445 sq ft
(Including Garage)



Produced for Stride & Son Estate Agent.



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. (ID1298235)



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