

97 Baxendale Road, Chichester, PO19 6US

£419,950

EPC Rating: C Council Tax Band: E



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Light and well-presented link-detached home near St Richard's Hospital, offering spacious living, landscaped garden, garage and parking. Ideal for families or investors, with easy access to the South Downs, Goodwood and the coast. No onward chain.

Located close to St Richard's Hospital, this attractive link-detached home offers an ideal opportunity for both families and investors, with the added advantage of no onward chain. Set within a popular residential area, the property combines everyday convenience with a relaxed, lifestyle-focused setting.

On entering the home, you are welcomed by a light and inviting atmosphere that flows throughout the ground floor. The contemporary kitchen is both stylish and practical, featuring a built-in oven and gas hob, with space for appliances and a small breakfast table.

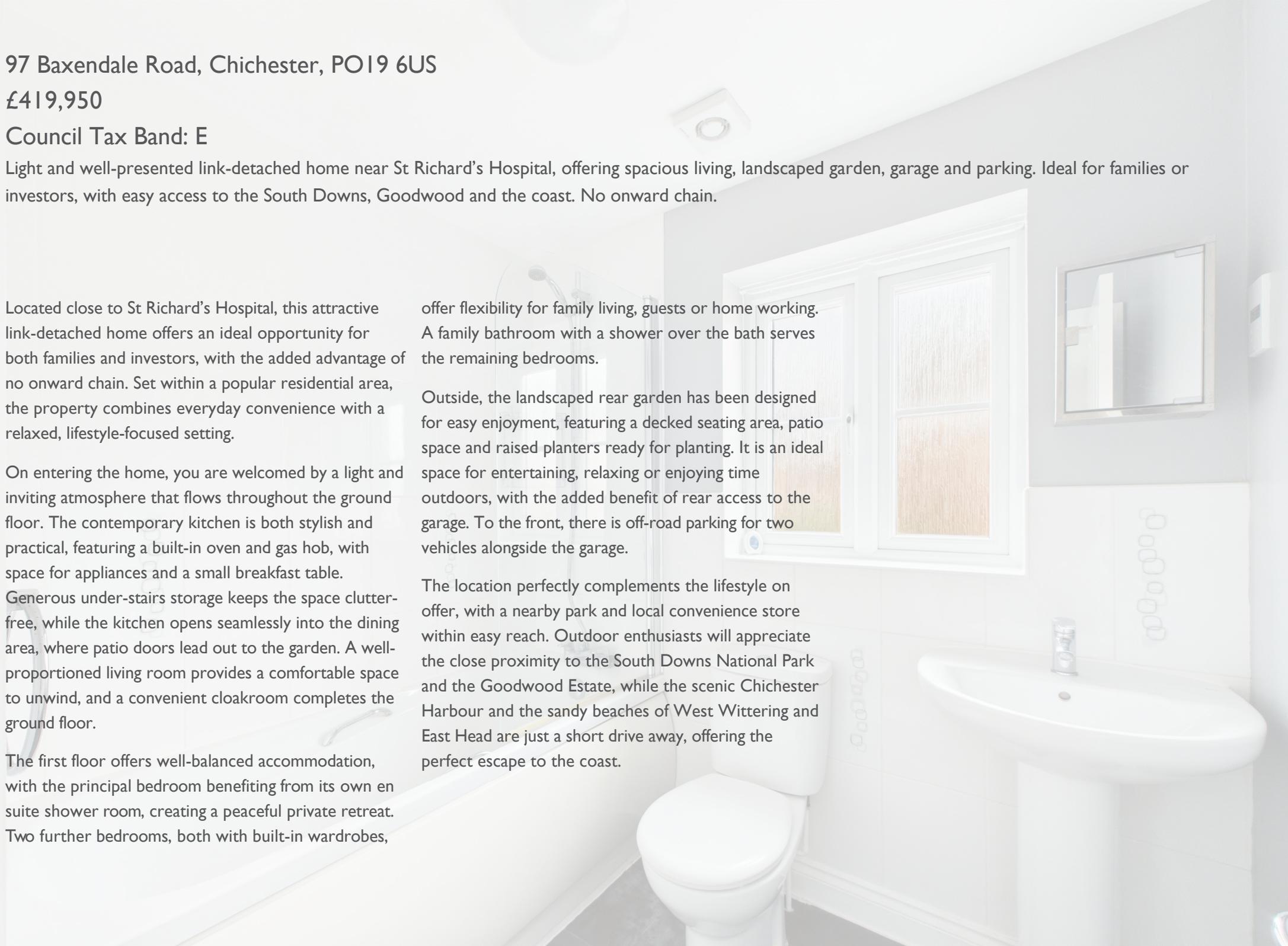
Generous under-stairs storage keeps the space clutter-free, while the kitchen opens seamlessly into the dining area, where patio doors lead out to the garden. A well-proportioned living room provides a comfortable space to unwind, and a convenient cloakroom completes the ground floor.

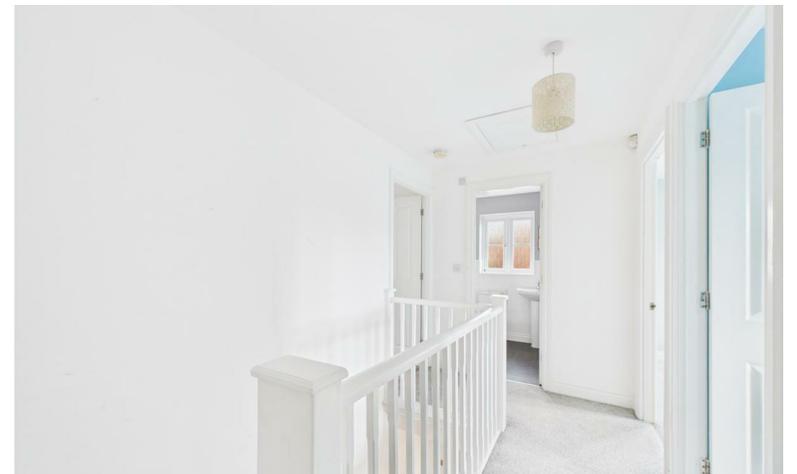
The first floor offers well-balanced accommodation, with the principal bedroom benefiting from its own en suite shower room, creating a peaceful private retreat. Two further bedrooms, both with built-in wardrobes,

offer flexibility for family living, guests or home working. A family bathroom with a shower over the bath serves the remaining bedrooms.

Outside, the landscaped rear garden has been designed for easy enjoyment, featuring a decked seating area, patio space and raised planters ready for planting. It is an ideal space for entertaining, relaxing or enjoying time outdoors, with the added benefit of rear access to the garage. To the front, there is off-road parking for two vehicles alongside the garage.

The location perfectly complements the lifestyle on offer, with a nearby park and local convenience store within easy reach. Outdoor enthusiasts will appreciate the close proximity to the South Downs National Park and the Goodwood Estate, while the scenic Chichester Harbour and the sandy beaches of West Wittering and East Head are just a short drive away, offering the perfect escape to the coast.



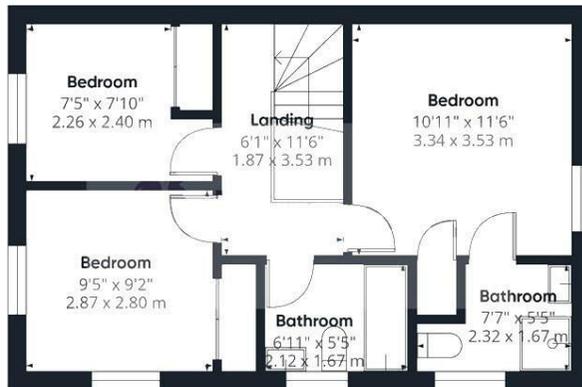




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Floor 0



Floor 1

Approximate total area⁸¹
 886 ft²
 82.2 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(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	