



16 Old Bakery Gardens, Chichester - PO19 8AJ

Guide Price £400,000



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16 Old Bakery Gardens

Chichester

A well-presented three-bedroom end-of-terrace house in a popular Chichester development, offering spacious accommodation, a generous rear garden and convenient access to the city centre.

- Spacious sitting/dining room with oak flooring and fireplace
- Kitchen/breakfast room with gas range and integrated appliances
- Principal bedroom with en suite shower room
- Family bathroom
- Ground floor WC
- Good-sized rear garden with decked terrace and timber shed
- Two parking spaces
- Established residential development well-located for Chichester city centre





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The property offers well-proportioned accommodation across two floors, making it a practical and comfortable home.

On the ground floor, a generous sitting/dining room measures 16'4 x 15'6 and features oak flooring, a fireplace and two windows overlooking the rear garden.

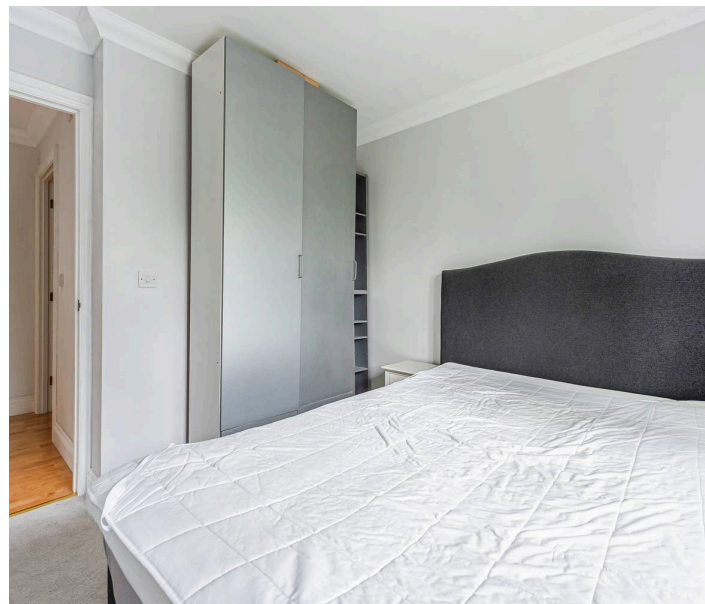
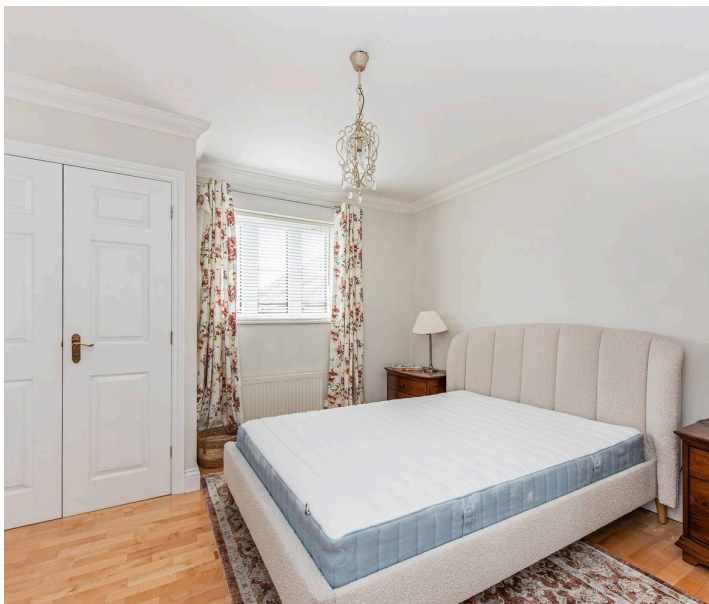
The kitchen/breakfast room is fitted with a range of light oak wall and base units with complementary dark worktops, with gas hob, oven, dishwasher, washing machine and fridge freezer. A ground floor WC and useful storage cupboard complete the ground floor accommodation.

Upstairs, the principal bedroom measures 11'6 x 10'7 and benefits from an en suite shower room.

Bedroom two is a comfortable double at 10'2 x 8'9, while bedroom three is a well-proportioned single at 10'2 x 7'0.

A family bathroom fitted with a panel bath, pedestal basin and WC serves the remaining bedrooms.

To the rear, the property enjoys a good-sized, well-established garden with a decked terrace, lawn, mature shrub borders and a timber shed. To the front, there is allocated parking for two vehicles.



Old Bakery Gardens is a well-regarded residential development situated within easy reach of Chichester city centre, with its wide range of shops, restaurants, cafés and leisure facilities. The city's mainline railway station provides regular services to London Victoria and Brighton, making the property well suited to commuters.

The A27 is readily accessible for travel along the south coast, and nearby Chichester Harbour offers outstanding sailing and walking. The cathedral city itself provides excellent schooling at both primary and secondary level, together with the well-regarded Chichester Festival Theatre and a broad range of everyday amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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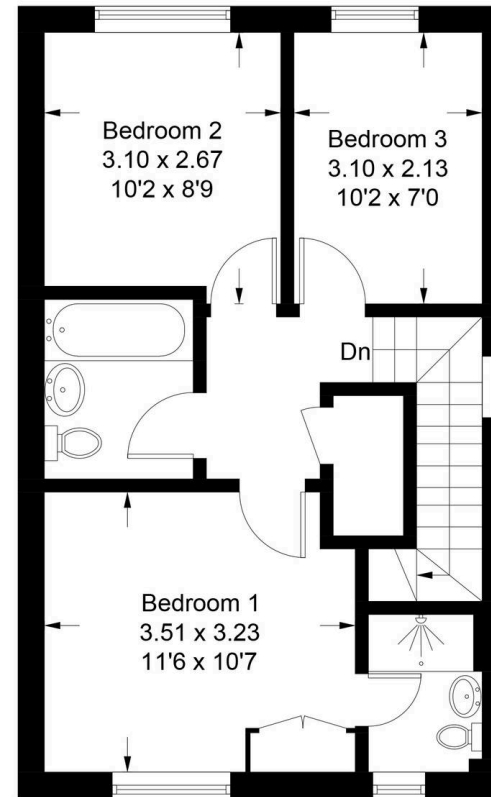
Approximate Gross Internal Area
84.9 sq m / 914 sq ft



Produced for Stride & Sons Estate Agent.



Ground Floor



First Floor

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. (ID1299485)



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