

16 Kittiwake Road, Chichester - PO20 2LU

Guide Price £325,000

STRIDE & SON

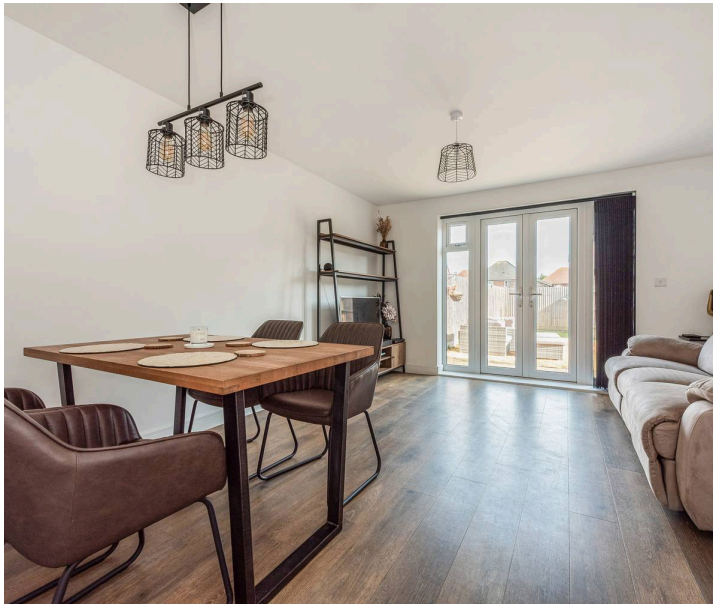
16 Kittiwake Road

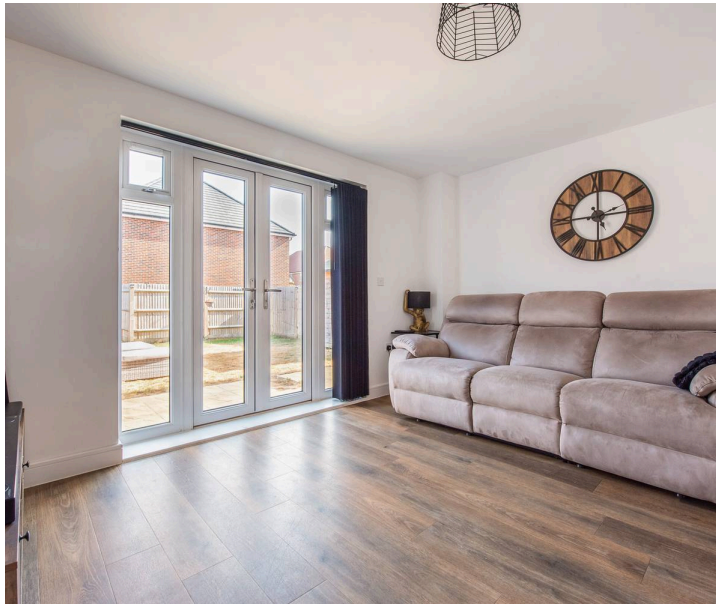
Chichester

Modern two-bedroom home with sitting/dining room, fitted kitchen, cloakroom, en-suite, family bathroom and private rear garden. Ideal first-time buy, downsize or investment.

- Well-presented two-bedroom home
- Approximately 665 sq ft of accommodation
- Principal bedroom with en-suite
- Modern fitted kitchen
- Sitting/dining room with French doors
- Ground floor cloakroom/WC
- First floor family bathroom
- Private rear garden
- Ideal first-time buy, downsize or investment








Weekly Planner

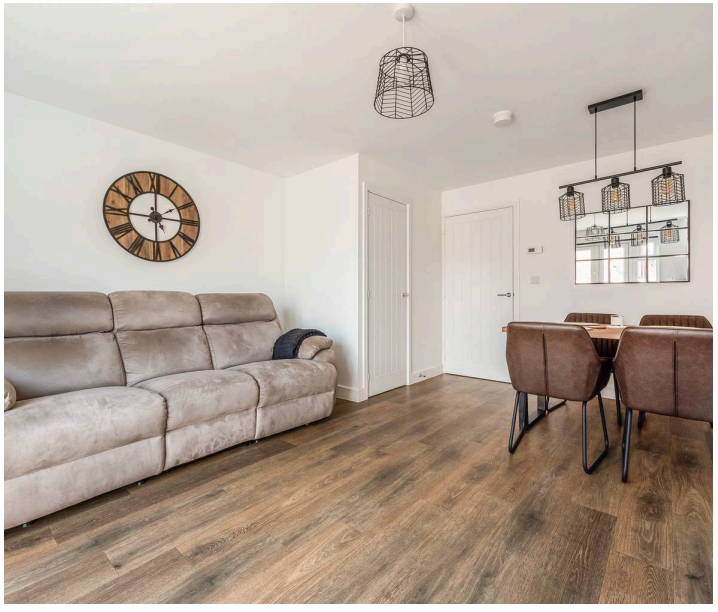

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16 Kittiwake Road

Chichester

16 Kittiwake Road is a well-presented two-bedroom home offering bright, modern accommodation arranged over two floors, with a private rear garden and a practical layout ideal for first-time buyers, downsizers or investment purchasers.

The property extends to approximately **666 sq ft** and has been thoughtfully arranged to make the most of the space available. The ground floor opens into a welcoming entrance area with a cloakroom/WC, before leading through to a contemporary kitchen positioned at the front of the home. The kitchen is fitted with modern units, wood-effect work surfaces, integrated cooking appliances and space for further appliances, creating a smart and functional everyday space.

To the rear is a generous sitting/dining room, measuring over 15ft in length, providing plenty of room for both relaxing and dining. This room enjoys a bright, comfortable feel, with French doors opening directly onto the rear garden, making it a sociable space for everyday living and entertaining.

On the first floor, there are two bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is a good-sized room with space for freestanding furniture. A separate family bathroom completes the first-floor accommodation, giving the property the convenience of both a bathroom and an en-suite.

Kittiwake Road forms part of a modern residential setting, offering a practical and convenient location for everyday living. The area is well suited to buyers seeking a low-maintenance home within reach of local facilities, nearby road links and the wider surrounding area. The setting is ideal for first-time buyers, downsizers and investors alike, with a pleasant residential feel and a layout that works well for modern lifestyles. Local amenities, green spaces and coastal attractions are within reach, making this a well-balanced location for those wanting convenience alongside a relaxed pace of life. Perfectly positioned on the edge of the scenic Manhood Peninsula, this stunning residence delivers an unparalleled West Sussex lifestyle. Spend your weekends exploring nearby Chichester, relaxing on the beach at West Wittering beach, or enjoying world-class drama at the Chichester Festival Theatre. With the A27 and Chichester Railway Station just a few minutes away, commuting is effortless, making this the ultimate retreat for professionals seeking a high-quality, low-crime, and beautifully connected coastal-suburban haven.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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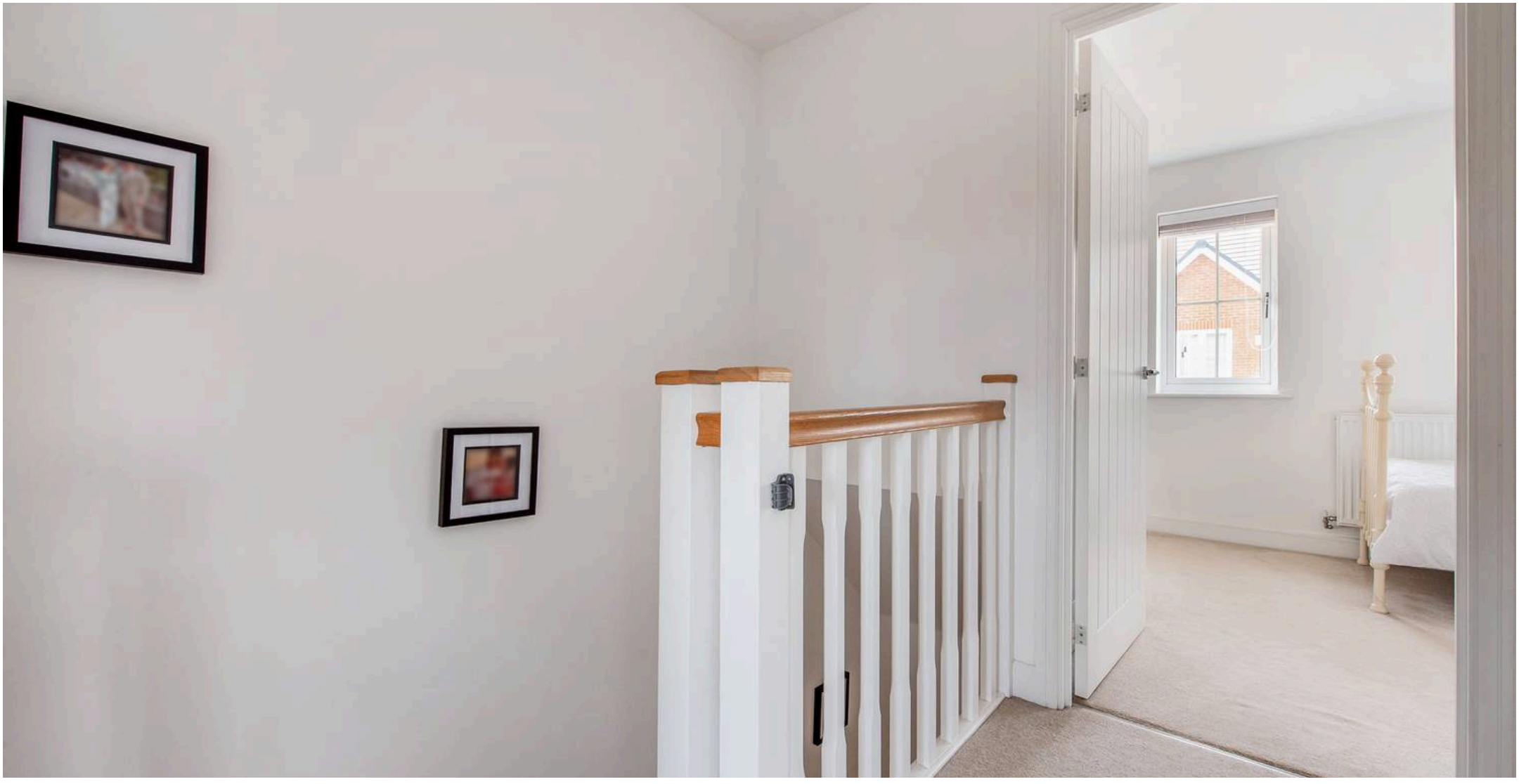
Approximate Gross Internal Area = 61.9 sq m / 666 sq ft

Produced for Stride & Son Estate Agent.

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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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