



25 Fennel Drive, Chichester - PO20 2LL

Guide Price £475,000 Freehold



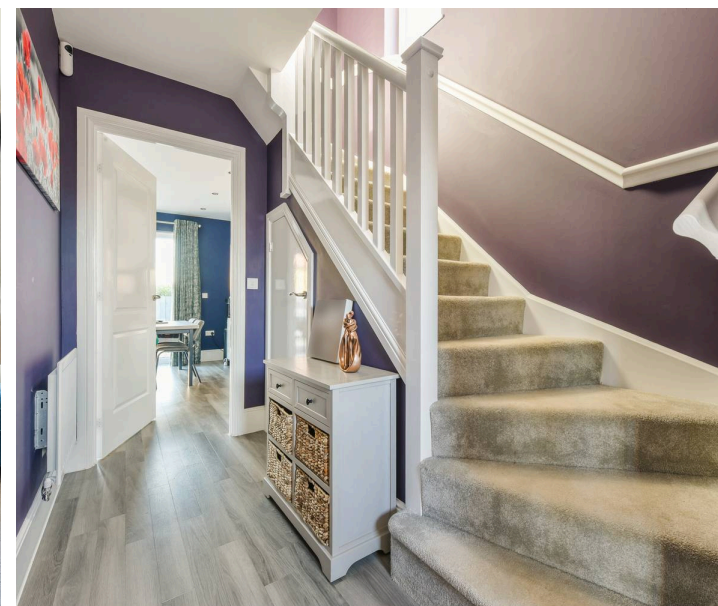
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25 Fennel Drive

Chichester

Located on a quiet, modern development just outside Chichester, a stylish 3 bedroom detached family house, with low maintenance gardens, garden office/studio, single garage and off-street parking.

- Modern detached family house
- Impressive kitchen/diner with French doors opening onto the rear terrace
- Principal bedroom with stylish en-suite shower room
- Generous second double bedroom
- Versatile third bedroom, ideal as a nursery, child's bedroom/study
- Front and rear low maintenance gardens
- Newly constructed garden office/studio
- Private driveway with EV charger point, and off-street parking for 2-3 cars
- Detached single garage
- 16 x solar panels - fully owned







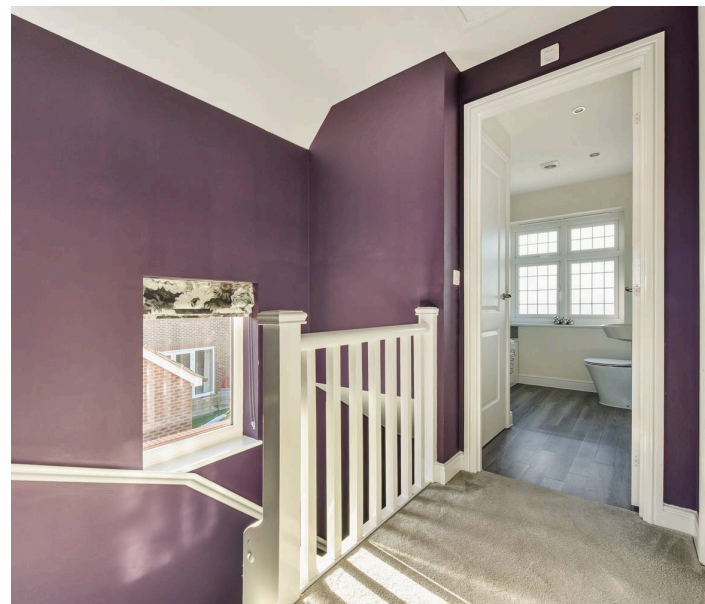
ACCOMMODATION:

The front door opens into a welcoming hallway, off which is a useful cloakroom. The lounge, measuring 15'5 x 11'7 (4.70m x 3.53m), is a bright and generously proportioned living space and overlooks the front of the property. To the rear of the house is a good-sized kitchen/diner, 18'11 x 12'3 (5.77m x 3.74m), beautifully finished with island unit, contemporary cabinets and integrated appliances, and French doors opening directly onto the rear paved terrace and garden beyond.

Upstairs, the landing leads to 3 well-appointed bedrooms. The main bedroom features its own en-suite shower room, bedroom 2 is a generous double, while the third bedroom is ideal as a child's bedroom, nursery, or study. A contemporary family bathroom completes the first floor.

Outside, the home has an area of garden to the front and a beautifully enhanced rear garden which the owners have upgraded with premium artificial lawn creating an inviting, low-maintenance space for relaxing and entertaining. The standout feature is the newly built garden office/studio, finished to a very high standard, and perfect as a work or creative space/studio.

To the side of the property a driveway provides off street parking for 2-3 cars and leads to a detached single garage, offering convenience and additional storage.



LOCATION:

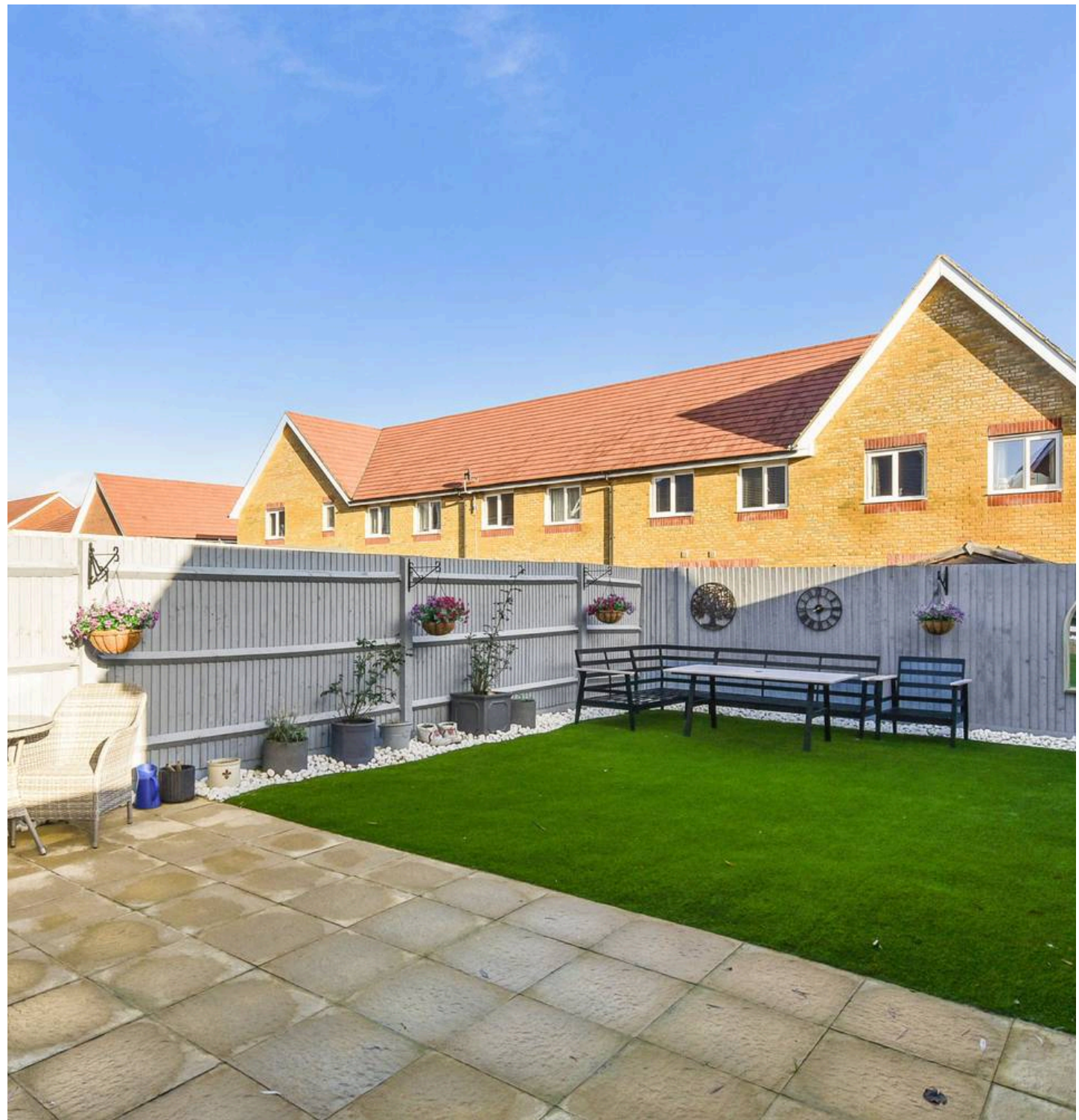
Fennel Drive sits just a short distance from the historic cathedral city of Chichester, offering a wide range of shopping, dining, and cultural attractions. Marks & Spencer Food Hall and John Lewis at Home are located nearby for everyday convenience, both part of the popular Portfield Retail Park.

For leisure and sporting enthusiasts, the world-famous Goodwood Estate is only a short drive away, offering golf courses, horse racing, and the annual Festival of Speed and Revival events. Chichester also provides excellent transport links, with Chichester train station connecting to London and the South Coast, and easy access to the A27 for road travel.

This is a perfect opportunity for buyers seeking a well-located, family home with excellent amenities and lifestyle options on the doorstep.

**INFORMATION: Services: All main. Solar panels |
Tenure: Freehold | Council Tax Band: Band E |
Energy Rating: Band B**

what3words: ///spike.tower.ports





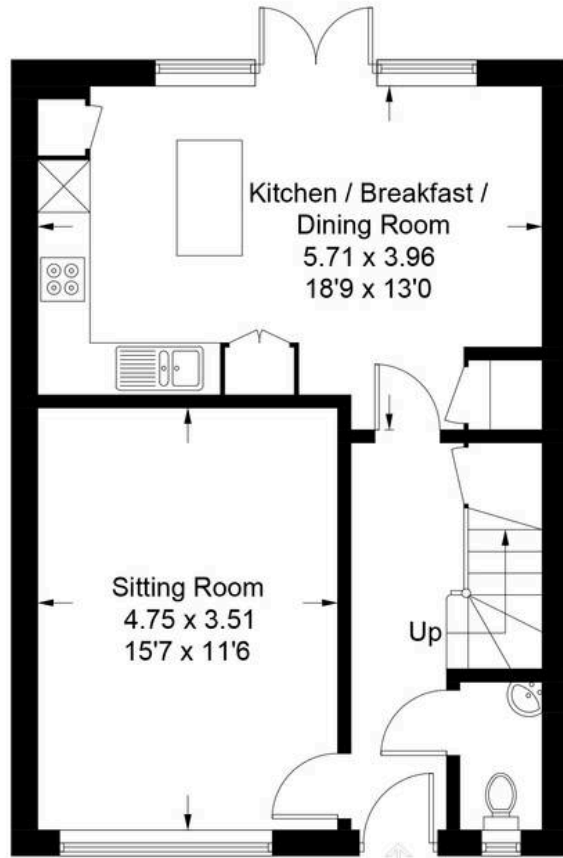
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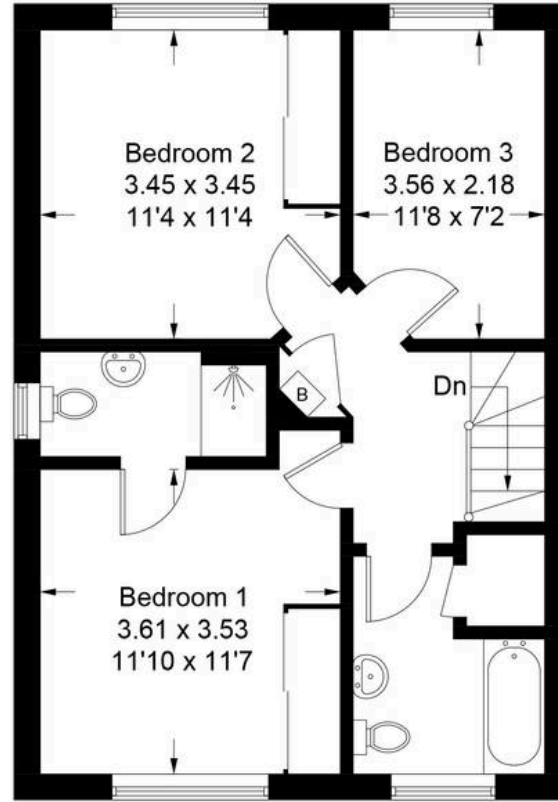
Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft
Garage / Office = 29.1 sq m / 313 sq ft
Total = 128.6 sq m / 1384 sq ft



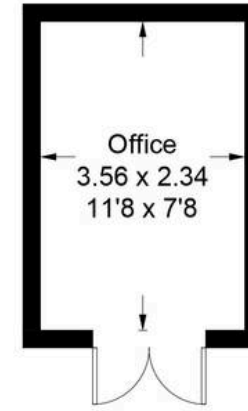
Produced for Stride & Son Estate Agent.



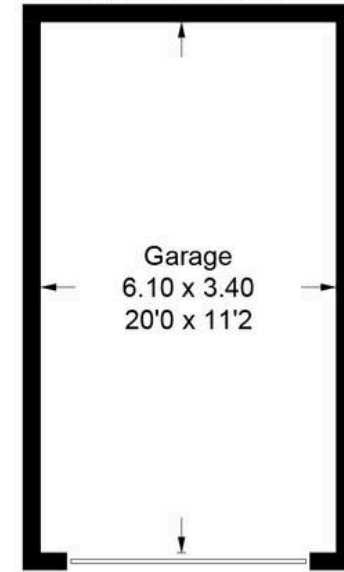
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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.

Created by Emzo Marketing 2025. (ID1262497)



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