



15 Cambrai Avenue, Chichester - PO19 7UY

Guide Price £345,000 Freehold - CHAIN FREE -



STRIDE & SON

# 15 Cambrai Avenue

Chichester

Within walking distance of the city centre, a 2-bedroom mid-terrace period home in need of internal updating and with scope to extend, having a generous low maintenance garden and a **detached garage**.

- CHAIN FREE
- Mid terrace house close to city centre
- Sitting room with bay window
- Separate dining room
- Kitchen with attached garden room
- 2 double bedrooms
- Bathroom with bath and separate shower cubicle
- Good sized, low maintenance rear garden with pedestrian access
- Garage with space for 2 cars







## ACCOMMODATION:

This attractive period property is ideal for purchasers seeking a home they can modernise and personalise, benefitting from generous accommodation and a particularly useful detached garage to the rear.

The ground floor comprises a welcoming **sitting room featuring a bay window**, providing good natural light and a pleasant front aspect. To the rear is a **separate dining room**, leading through to the **kitchen**, which in turn opens into a **garden room** overlooking the rear garden – an adaptable space suitable for a variety of uses.

On the first floor are **two well-proportioned double bedrooms**, along with a **bathroom fitted with both a bath and a separate shower cubicle**.

Outside, the property enjoys a **good-sized, low-maintenance rear garden**, with gated access and a **detached garage (accessed off Winden Avenue) offering space for two vehicles**, a rare and valuable feature for a property of this type and location

The property requires **internal updating**, presenting an excellent opportunity for improvement, and is conveniently positioned close to local amenities, transport links, and the city centre.



## LOCATION:

The property is located just a short walk from Chichester's vibrant city centre which offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Furthermore, it is convenient for local state and private schools, a couple of large supermarkets, and access to the A27, which links with the A3(M) to the west providing a route north to the M25. There are bus stops nearby, and Chichester's centrally located train station is a 10-minute walk away providing services along the coast to Portsmouth and Brighton, and to London Victoria.

The South Downs National Park is within easy reach being about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

**INFORMATION: Services: All mains | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band C | EPC Rating: Band D**

**what3words: ///tops.boot.remark**





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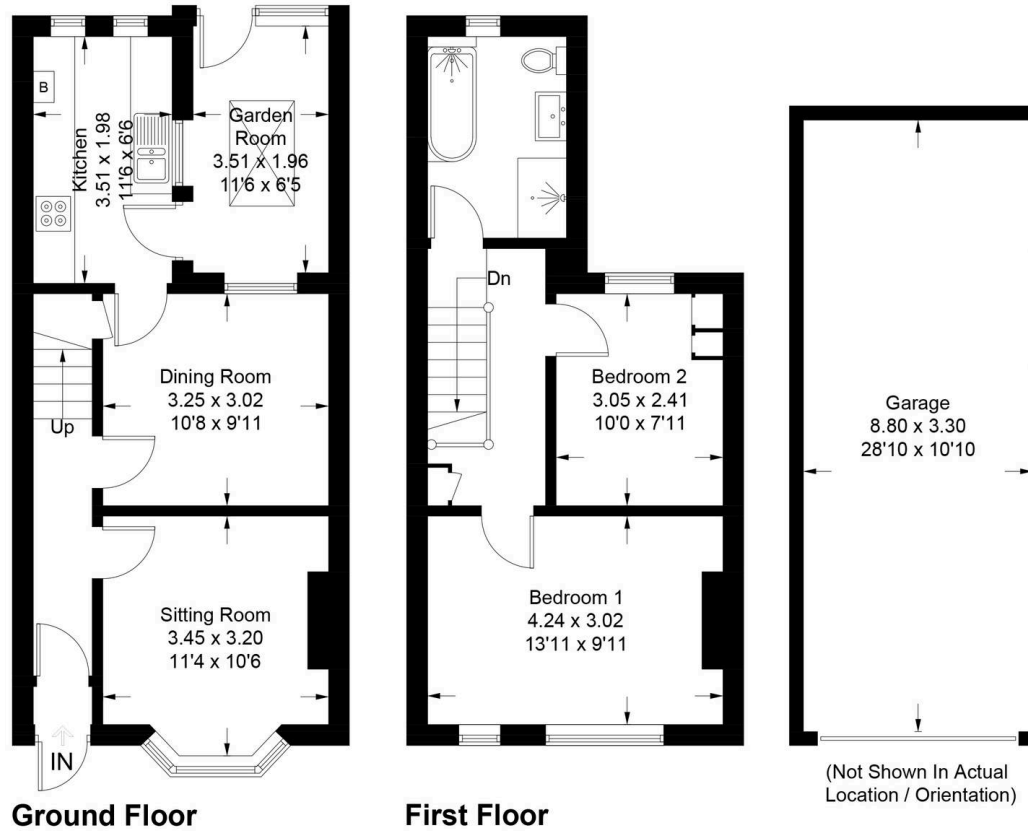
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Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

Garage = 29.0 sq m / 312 sq ft

Total = 106.1 sq m / 1142 sq ft

Produced for Stride & Sons 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. (ID1273399)



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