



20 Brandy Hole Lane, Chichester - PO19 5RY

Guide Price £850,000 - FREEHOLD



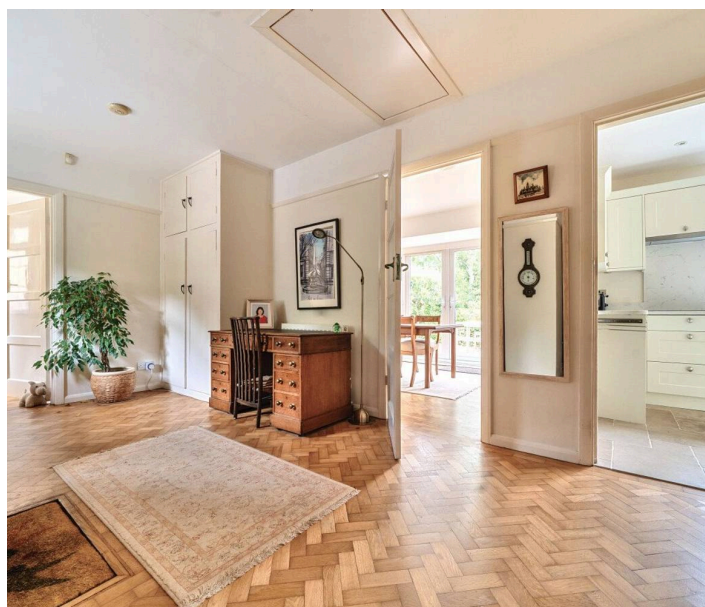
STRIDE & SON

20 Brandy Hole Lane

Chichester

Spacious two-bedroom bungalow on a private 0.45-acre plot, with ample parking, garage, generous gardens and exciting potential to extend STPP & relevant consents.

- Approx. 1,231 sq. ft. total footprint including garage and outbuilding
- Well-proportioned single-level bungalow
- Spacious reception room with bay window and fireplace
- Dining room with French doors to the garden
- Generous kitchen with fitted units and garden views
- Two double bedrooms, principal with built-in wardrobes
- Bathroom with bath and separate shower, plus cloakroom/WC
- Ample driveway parking and detached garage with adjacent shed
- Private rear garden of approx. 0.45 acre with scope to extend (STPP)
- Central entrance hall with storage and loft access





ACCOMMODATION

Set well back from the road behind mature hedging, the house sits on a generous plot extending to approximately 0.45 of an acre with a large, private rear garden, ample off-street parking, and a detached garage with adjoining shed.

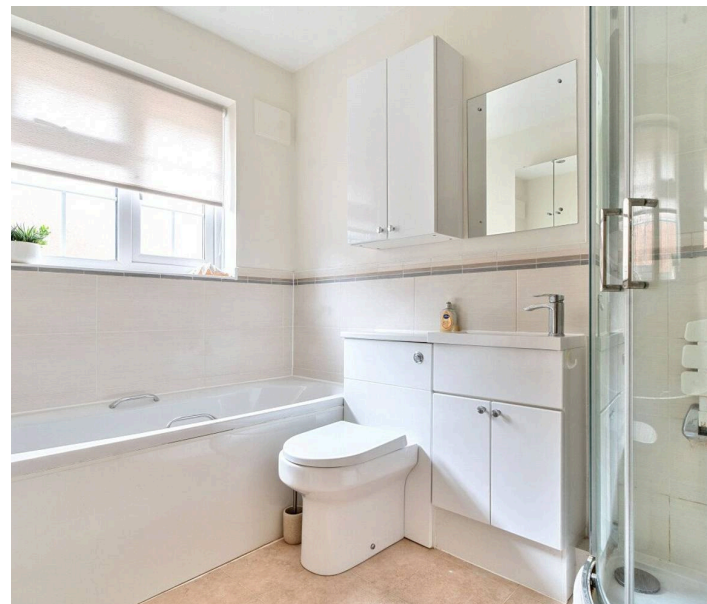
The internal accommodation extends to approximately 1,059 sq. ft with an additional 127 sq. ft. garage and a 45 sq. ft outbuilding, giving a total footprint of 1,231 sq. ft.

The property is arranged over a single level and begins with a welcoming entrance hall, which provides access to all principal rooms. This central space also features built-in storage cupboards and a hatch to the loft.

To the front of the property is a spacious reception room with a wide bay window and a feature fireplace. The adjacent dining room benefits from French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living.

The kitchen is a generous size and includes fitted cabinetry, integrated oven and hob with space for further appliances. A large window overlooks the rear garden, and a door provides convenient access to the side path and garage.

The principal bedroom is positioned to the front of the property and includes built-in wardrobes whilst bedroom two is also a spacious double.





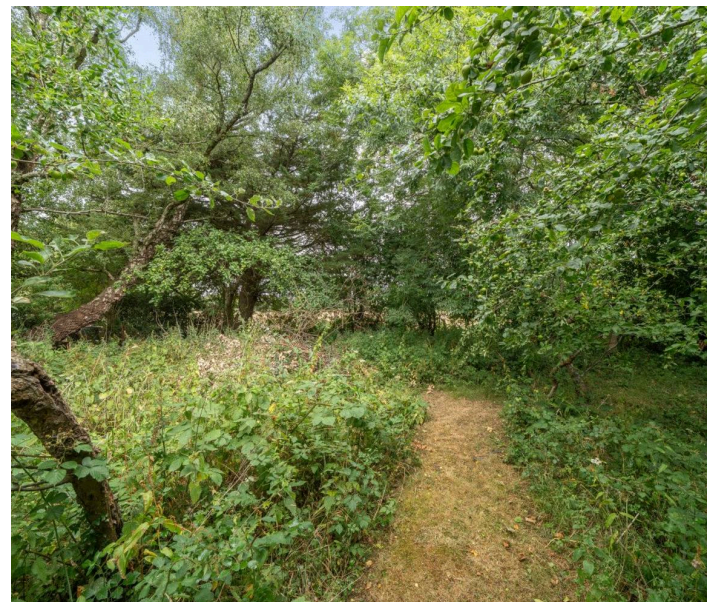
The family bathroom comprises a panelled bath, separate shower enclosure WC and wash hand basin, and there is a further separate cloakroom/WC accessed from the hallway.

Externally, the property sits well back from the road and is approached via a wide gravel driveway that offers parking for multiple vehicles.

The detached garage (15'10" x 8') is positioned to the side and is accompanied by a useful adjacent shed providing additional storage or workshop space.

The rear garden is a standout feature of the property extending to approximately 0.45 of an acre and mostly laid to lawn, it is bordered by mature trees and shrubs, ensuring a high degree of privacy with ample room for outdoor entertaining.

It also offers potential for extending the bungalow, subject to the necessary planning permissions.



The property has been subject to historic subsidence and underpinning works. Interested parties are advised to make their own enquiries and rely on their own surveys in this regard.

LOCATION

Brandy Hole Lane is one of Chichester's most sought-after residential roads, around 1½ miles north of the city centre and close to the South Downs National Park.

Local amenities include a store and post office, medical centre and regular bus services.

Brandy Hole Copse, a 15-acre woodland nature reserve, and Centurion Way cycle route are both within easy walking distance.

Chichester offers excellent shopping, restaurants, leisure facilities, cinemas, Pallant House Gallery and the renowned Festival Theatre, together with rail services to London, Portsmouth and Brighton. Nearby, the Goodwood Estate hosts celebrated events including the Festival of Speed, Goodwood Revival and Qatar Festival horse racing.

Prospective purchasers should note that the property has a history of subsidence and has been subject to underpinning works

Services: Mains gas and electricity.

Drainage: Cesspool.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: Band F

EPC Rating: Band D





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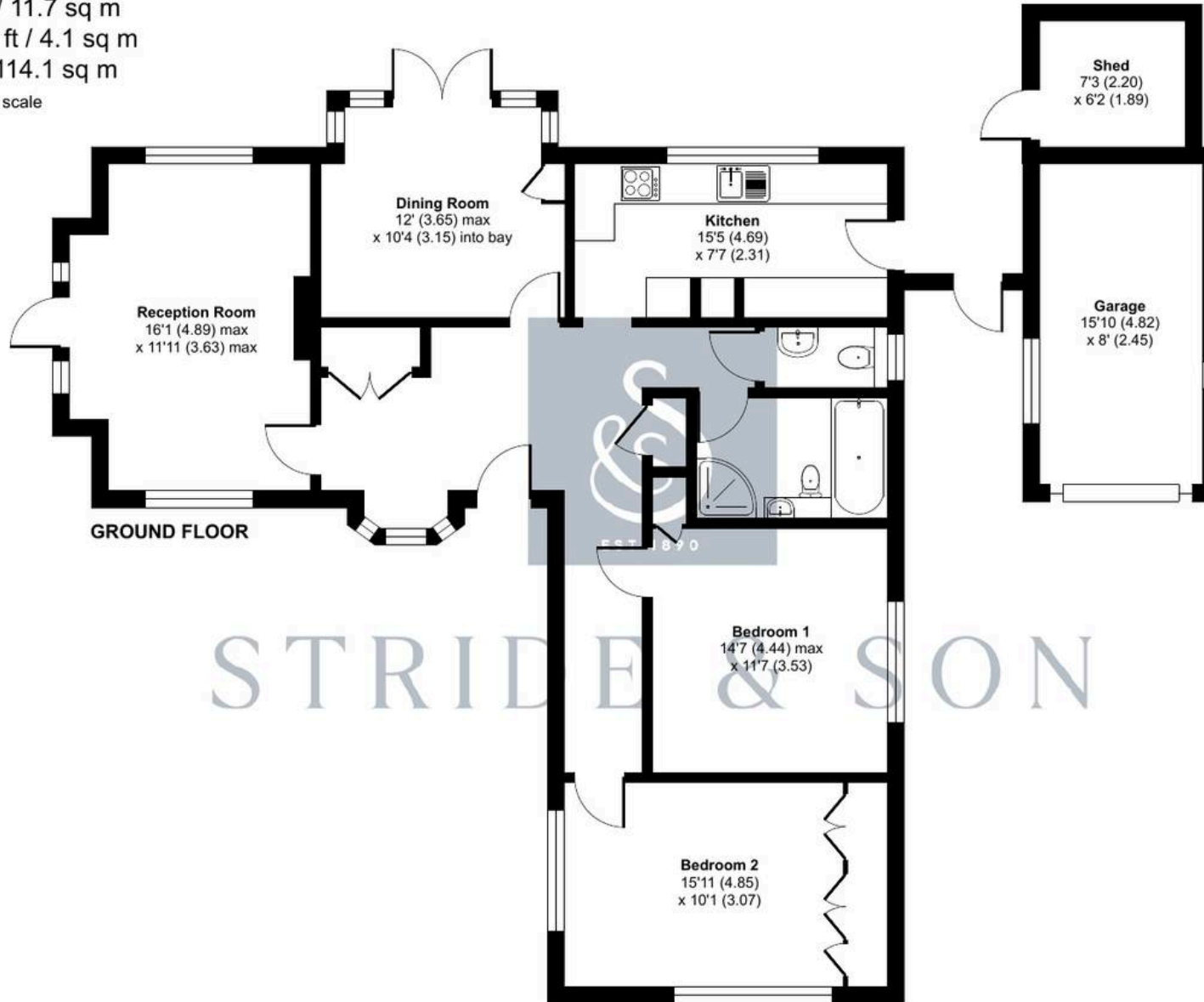
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Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1231 sq ft / 114.1 sq m

For identification only - Not to scale





Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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