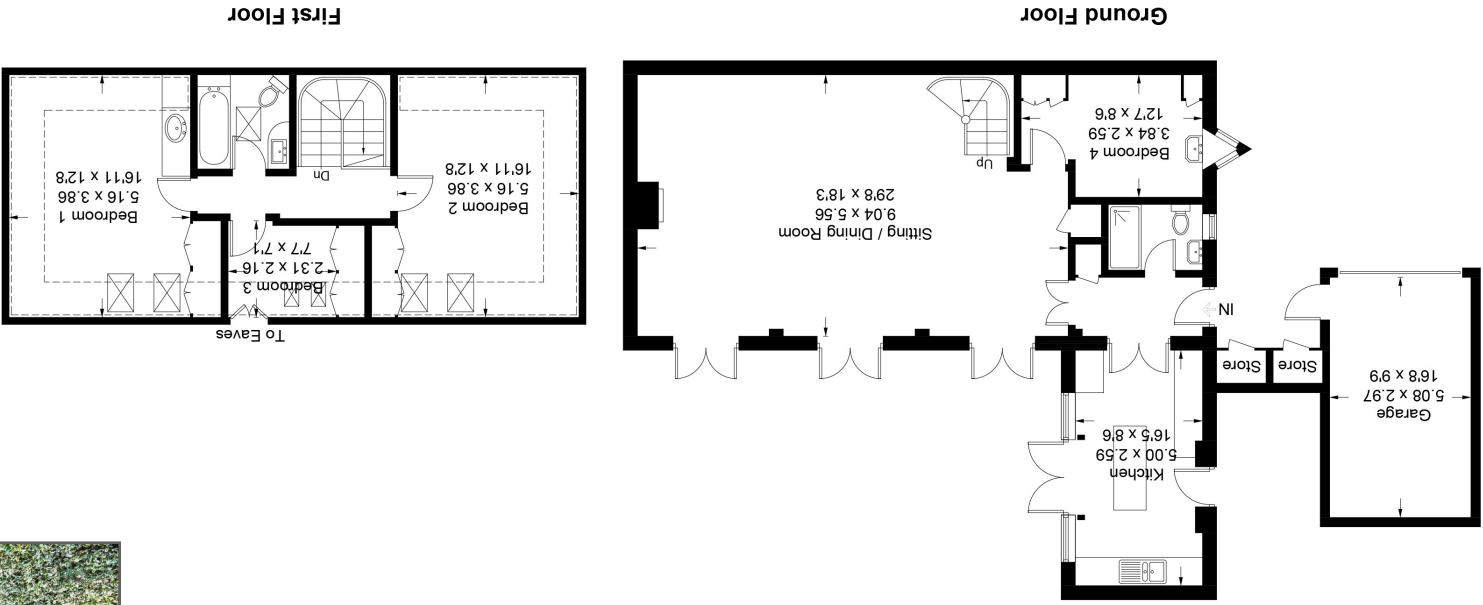


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2017. (ID373251)

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**The Barn, Stockbridge Road, Chichester, PO19 9ED**  
Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Stores = 1.5 sq m / 16 sq ft  
Total = 161.1 sq m / 1734 sq ft  
Produced for Stride & Son Estate Agent.

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Chichester



**The Barn, 26 Stockbridge Road, Chichester, PO19 8ED.**

Situated just south of the city centre with convenient access to the shopping precinct, a charming, individual and well-presented **attached house with garage and extensive off-street parking**. The house, which we believe was constructed in the late 1980s, comprises **3/4 bedrooms**, a well-equipped kitchen with vaulted ceiling opening onto the courtyard garden, an impressive 29’ sitting/dining room, 2 bathrooms and an integral garage. **Planning consent has also been granted for the erection of a detached double garage at the far end of the driveway (Application no. CC/17/00585/DOM).**

Chichester city centre is within an easy level walk from the property as are the Cathedral and Festival Theatre whilst Chichester harbour and the beach at West Wittering are only a short drive away. Goodwood, with its historic country house, golf courses, motor circuit and racecourse, are some 5 miles distant and access to the South Downs by foot or on bike via the Salterns Way is close by. Chichester has excellent railway links to London (Victoria) and (Waterloo) via Havant, Portsmouth and Gatwick airport whilst the A27 provides access to the A3 & M25.

The accommodation is arranged as follows:.

Covered lobby with lighting, paved floor and two recessed storage cupboards, one housing the fuse box. Front door opening to:

**ENTRANCE HALL:** Recessed coats cupboard. Inset ceiling spotlights. Radiator. Tiled floor. Doors to:

**SHOWER ROOM/WC:** Walk in shower with Mira shower unit, fixed glass screen and panelled walls. Low level WC. Wash hand basin. Fitted mirror with strip light above. Towel radiator. Tiled floor. Window.

**KITCHEN:** 16’5 x 8’6. Fitted kitchen with vaulted ceiling comprising stone/granite type work surface with under mounted 1 ½ bowl stainless steel sink unit with mixer tap and several wall mounted cupboards above. Island unit with matching worktop with drawers and cupboards below. Ceramic tile topped work surfaces with drawers and cupboards under with matching storage cupboards above. Space for cooker, fridge and freezer. Space and plumbing for dishwasher, washing machine and tumble dryer. Tiled splashbacks. Electric heater. Tiled floor. Part double glazed door to front courtyard. Double glazed double doors with double glazed windows to either side opening to garden.

**SITTING/DINING/**

**FAMILY ROOM:** 29’8 x 18’3. Brick fireplace with fitted electric fire. Recessed storage cupboard with shelving and light. Fitted bookshelves. Inset ceiling spotlights. Five radiators. Tiled floor. Three sets of double glazed double doors leading to garden with shutters, door to:

**BEDROOM 4/STUDY:** 12’7 x 8’6 max. Built in wardrobe with shelved cupboard to side. Cupboard housing Worcester gas fired combination boiler. Fitted bookcase. Wash hand basin. Inset ceiling spotlights. Towel radiator. Tiled floor. Double glazed window.

From the sitting/dining room a metal open tread turning staircase leads to:

**1<sup>st</sup> FLOOR LANDING:** Fitted book shelving. Access hatch to part boarded loft space with light, doors to:

**BEDROOM 1:** 16’11 x 12’8. Fitted wash hand basin with cupboards under and fitted mirrors with lighting above. Recessed wardrobes and storage cupboard. Fitted bookcase. Radiator. Two double glazed Velux windows.

**BEDROOM 2:** 16’11 x 12’8. Recessed wardrobes and storage cupboard. Radiator. Two double glazed Velux windows.

**BEDROOM 3:** 7’7 x 7’1. Recessed wardrobe with shelved cupboards to side. Access to eaves storage. Radiator. Two double glazed Velux windows.

**BATHROOM/WC:** Fitted panelled bath with mixer tap and Mira shower over. Fitted vanity storage unit with inset wash hand basin with mixer tap with mirror and lighting above. Low level WC. Bidet. Towel radiator. Double glazed Velux window.

**SERVICES:** All main.

**EXTERIOR:** The property is approached via an extensive driveway mainly enclosed by brick walling with several mature trees and well-established shrub borders providing parking for numerous vehicles leading to a small part gravelled area to the front of The Barn and an **integral single garage** with electric up and over door measuring internally, **16’8 x 9’9**, with pitched roof, power points, lighting and personal door to the front lobby. Accessed via a personal gate and from the kitchen and set just behind the garage there is a small enclosed courtyard with timber shed and gas and electricity meters. **The garden, designed by John Brookes, is of a courtyard style measuring approximately 30’ x 17’** and is nicely enclosed providing a good level of privacy featuring a centrally positioned ornamental pond with paved, brick and shingle sitting areas to either side. The garden also features several small trees, a variety of shrubs and outside lighting.

**PRICE GUIDE: £470,000 FREEHOLD**

**DIRECTIONS:** From the City Cross continue south on South Street towards the railway station. Join the one-way system following signs for The Witterings and having passed over the railway line at the station, continue south on Stockbridge Road. At the traffic lights, again continue along Stockbridge Road and after approximately 200 yards the driveway to The Barn will be found on the right-hand side of the road (shared with the entrance to Stockbridge House).

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

