



26 Stirling Road, Chichester - PO19 7DS

Guide Price £875,000 - FREEHOLD - NO ONWARD CHAIN



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26 Stirling Road

Chichester

Beautifully modernised four bedroom detached family house with driveway, west-facing garden and studio, just moments from Chichester city centre.

- Four Bedroom Detached Family House
- Private Driveway with Off-Road Parking
- Spacious Open Plan Kitchen, Dining & Family Room
- Beautifully Presented Accommodation
- Detached Studio/Summerhouse with Power and Heating
- Attractive Westerly Aspect Rear Garden







ACCOMMODATION

Offering spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, a comfortable sitting room with bay window and log burner, a useful utility room and shower room/WC, together with an impressive open plan kitchen, dining and breakfast room. This opens into a stunning family room with vaulted ceiling, log burner and bi-fold doors leading directly onto the rear garden, creating an ideal space for modern family living and entertaining.

On the first floor are two generous double bedrooms, a single bedroom/study and a family bathroom with separate shower. The second floor provides an attractive principal bedroom with useful eaves storage and a stylish en-suite shower room.



Outside, the property benefits from a private driveway providing off-road parking and an attractive front garden. The enclosed west-facing rear garden enjoys a high degree of privacy and is mainly laid to lawn with established planting, paved seating areas and fruit trees. A particular feature is the excellent timber studio/summerhouse, complete with power, lighting and electric heating, together with a separate storage shed.

Stirling Road is a highly sought-after residential road located just outside Chichester's historic city walls and within a few minutes' walk of the city centre. Residents enjoy easy access to a wide range of shops, restaurants, cafes, leisure facilities and cultural attractions, including the renowned Festival Theatre and Pallant House Gallery.

Chichester offers excellent transport links, including a mainline railway station with services to London Victoria, Portsmouth and Brighton. The South Downs National Park lies to the north, while Chichester Harbour, the Goodwood Estate and the beaches of West Wittering are all within easy reach, making this an exceptional location for both town and coastal lifestyles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D







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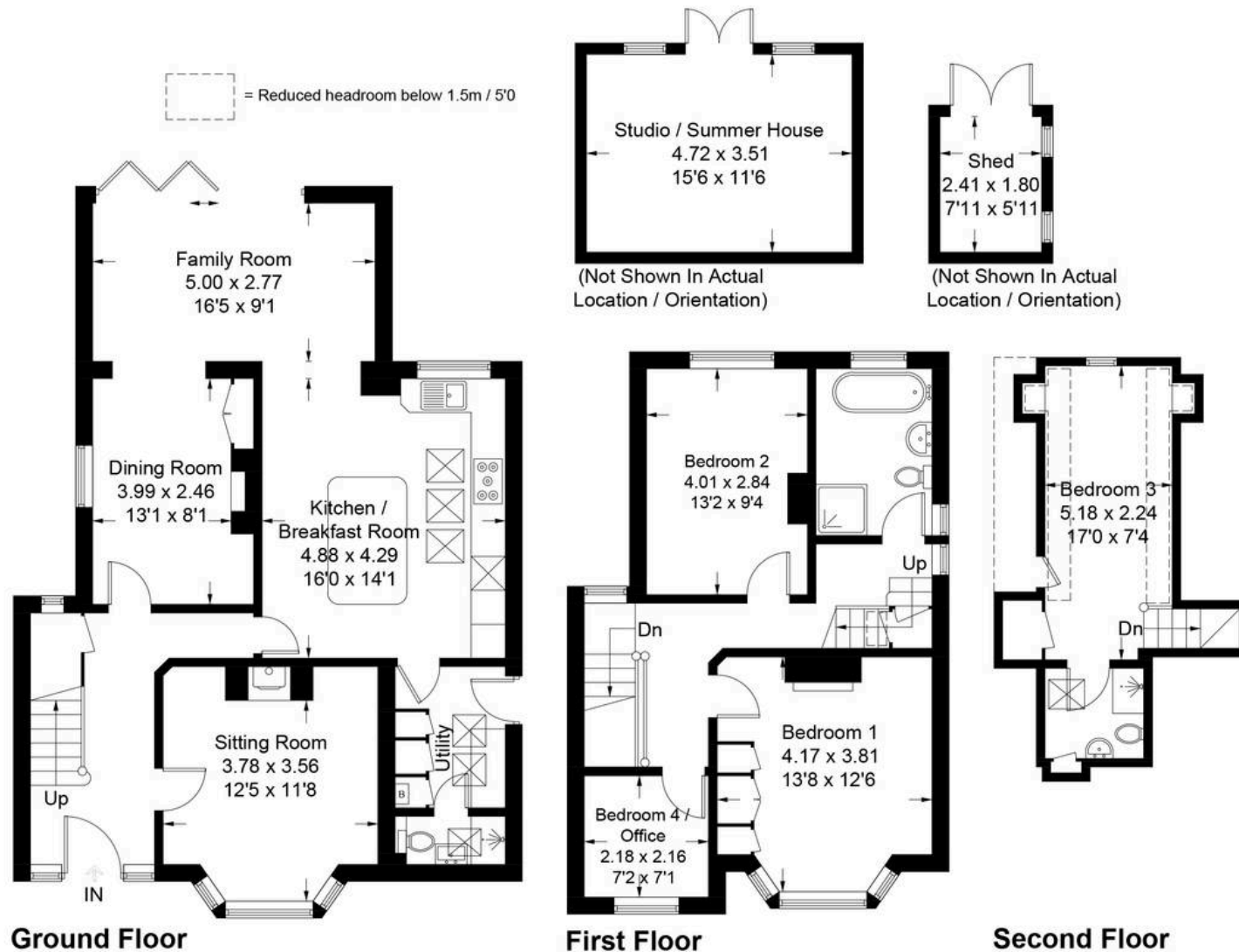
26, Stirling Road, PO19 7DS

Approximate Gross Internal Area = 153.5 sq m / 1652 sq ft

Outbuildings = 20.8 sq m / 224 sq ft

Total = 174.3 sq m / 1876 sq ft

Produced for Stride & Son 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 2023. (ID934321)



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