



49 Plainwood Close, Chichester - PO19 5YB

Guide Price £850,000 - FREEHOLD



STRIDE & SON

49 Plainwood Close

Chichester

A spacious four-bedroom family home with flexible living space, mature gardens, double garage and excellent parking, tucked away in a popular Chichester setting.

- Spacious detached family home in a popular Chichester setting
- Generous sitting room with feature fireplace
- Separate dining room opening onto the rear garden
- Kitchen/breakfast room with adjoining utility
- Useful ground floor study/home office
- Four bedrooms including principal with en-suite
- Mature, well-established front and rear gardens
- Attractive vine-covered seating area for outdoor dining
- Double garage and excellent driveway parking
- Approximately 1,973 sq ft overall including garage







Accommodation

The ground floor is arranged around a spacious central entrance hall, with a useful cloakroom and access to the principal reception rooms.

The sitting room is a particularly generous space, measuring approximately 16'4" x 11'11", and benefits from a feature fireplace together with an attractive outlook towards the front garden.

An open arch leads through to the dining room, creating a natural flow between the two spaces while still allowing them to be used independently. The dining room enjoys direct access to the rear garden, making it particularly well suited to entertaining and family life.

The kitchen/breakfast room is positioned to the rear and offers a good range of fitted units, worktop space and room for informal dining. This is complemented by a separate utility room with further storage, sink and access outside.

There is also a useful ground floor study, ideal for anyone working from home, together with internal access towards the garage area.





On the first floor, the spacious landing leads to four bedrooms. The principal bedroom is a generous double with built-in storage and the benefit of an en-suite shower room. Bedroom two is also a comfortable double, while bedroom three provides further well-proportioned accommodation.

The fourth bedroom is currently arranged as an office and offers excellent flexibility, whether required as a bedroom, study, nursery or hobby room.

A family bathroom serves the remaining bedrooms.

Outside, the property is approached over a broad brick-paved driveway providing extensive off-road parking and access to the double garage. The front garden is attractively landscaped with mature shrubs, planting and lawn.

To the rear, the garden is well established and enclosed, with lawn, mature borders and a particularly attractive vine-covered seating area creating a sheltered spot for outdoor dining and entertaining.

The attached double garage measures approximately 18'6" x 17'6" and provides excellent parking, storage or workshop space.



Plainwood Close is a well-established residential setting within Chichester, offering convenient access to the city centre while retaining a quieter, more suburban feel.

The cathedral city provides an excellent range of shopping, dining and leisure facilities together with the renowned Festival Theatre, Pallant House Gallery and a mainline railway station with services towards London, Portsmouth and Brighton.

The property is also well placed for local schools, everyday amenities and road links via the A27, while Chichester Harbour, the South Downs and the beaches at West Wittering are all within easy reach.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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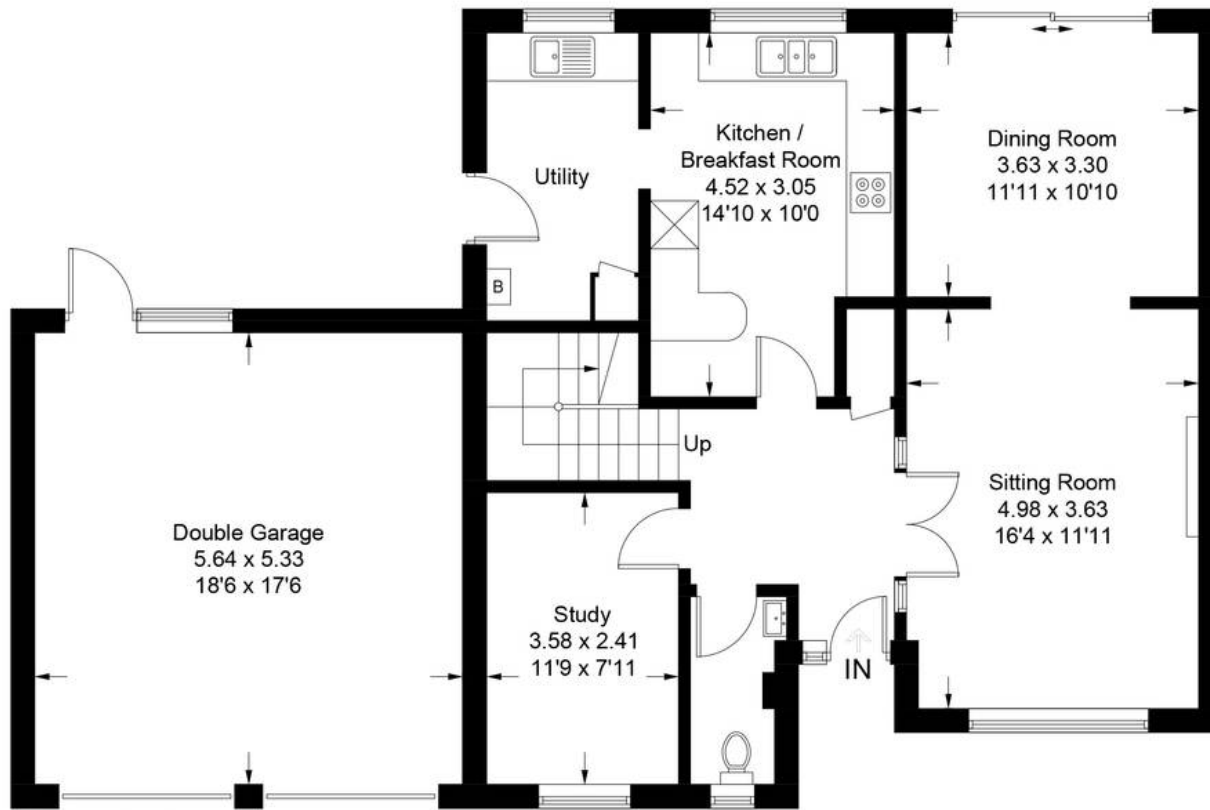
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Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft

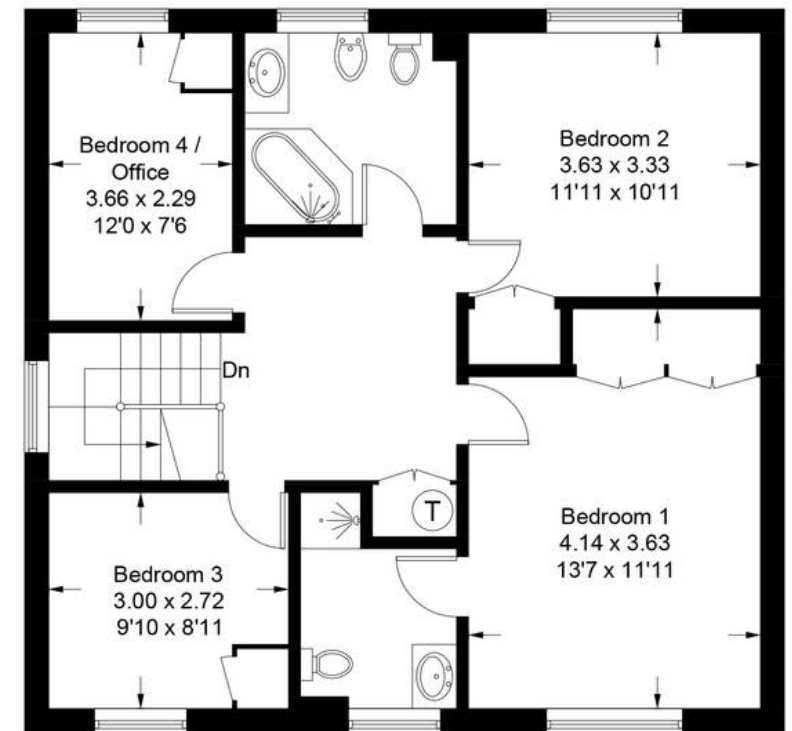
Double Garage = 30.4 sq m / 327 sq ft

Total = 183.3 sq m / 1973 sq ft

Produced for Stride & Son Estate Agent.



Ground Floor



First Floor

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.

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