63 Stockbridge Road, Chichester - PO19 8QE

Guide Price **£650,000 - FREEHOLD**

STRIDE & SON

63 Stockbridge Road

Chichester

A handsome three-bedroom detached period home in Chichester, offering beautifully presented accommodation and generous gardens.

- Detached period home
- Stylish kitchen/breakfast room
- Separate utility room
- Two reception rooms
- Family bathroom
- Generous front and rear gardens
- Convenient Chichester location
- Off Road Parking

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The vendors advise that the property was built in 1906 and was originally known as **“Beecroft”**, forming one of five similar Edwardian villas in the area. It is understood to have been one of the earliest properties on this section of Stockbridge Road, predating the introduction of door numbers. The house retains much of its original Edwardian character, including generous room proportions, bay windows, solid brick internal walls and working sash windows. Alterations have been limited, with the main changes being the first-floor bathroom, lean-to and conservatory additions.

During their ownership, the vendors have carried out a significant programme of improvement, including a full rewire with WiFi/network points and FTTP connectivity, new central heating and water pipework, removal of old gas fires and back boilers, cleared air bricks, replacement of joists and floorboards where required, rebuilding of the dining room floor, additional cellar support works and full replastering.

The roof was replaced by the previous owners in 2021. A Wren kitchen with Neff, AEG and Bosch appliances was installed in 2021, and shutters by Chichester Shutters were fitted to the bay windows in 2024. Further additions include smoke and heat detectors, CO monitors, and wiring for doorbell and camera systems.

Overall, the property offers a strong blend of Edwardian character, practical modernisation and retained period charm.

Accommodation

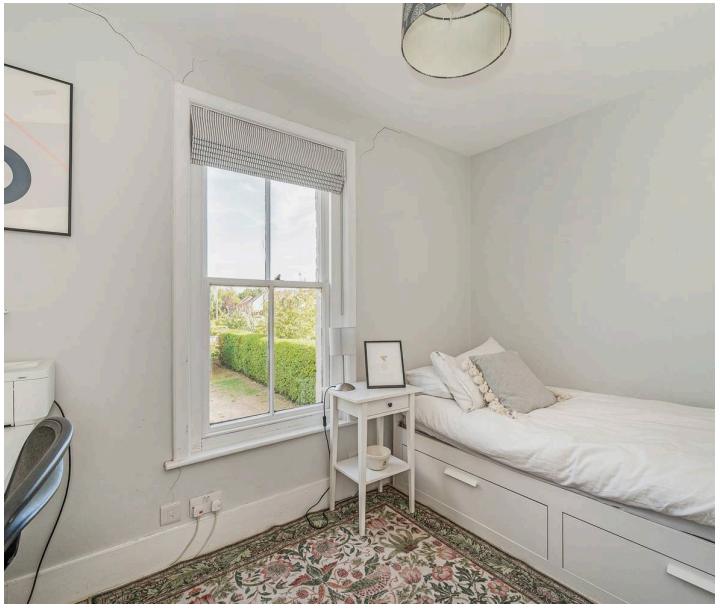
The property extends to approximately 1,204 sq ft and combines character features with a stylish modern finish. The front elevation is particularly appealing, with red brickwork, bay windows and a gated front garden creating a strong first impression.

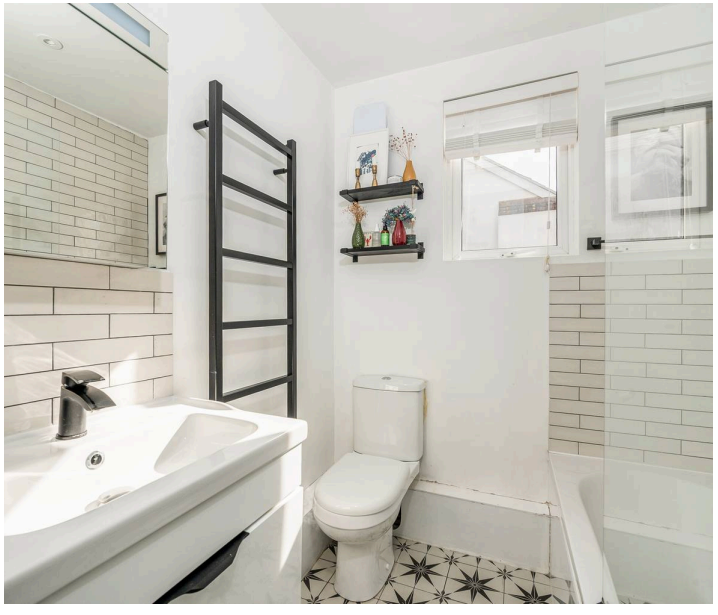
The accommodation is entered via a central hallway with stairs rising to the first floor. To the front of the property are two well-proportioned reception rooms, both with bay windows.

The sitting room provides a comfortable everyday living space with a feature fireplace, while the dining room offers an excellent area for entertaining, also with a feature fireplace and attractive proportions.

To the rear, the kitchen/breakfast room is a real highlight, fitted with a range of contemporary dark units, contrasting work surfaces, central island and integrated appliances.

There is ample space for informal dining, with direct access through to the utility/garden room, which provides further practical space and access to the garden. A lean-to shed and additional shed provide useful storage.





On the first floor, there are three bedrooms and a family bathroom.

Bedrooms one and two are both generous double rooms positioned to the front of the property, while bedroom three overlooks the rear. The bathroom is fitted with a bath and shower over, WC and basin.

Outside, the property benefits from a gated front garden with pathway leading to the house and planted borders.

To the rear, the garden is a particular feature, offering a generous lawned area, mature hedging, established trees, a patio/seating area and useful garden storage.

The space provides excellent potential for families, keen gardeners or those looking for a good-sized outside area close to the city.

The off road parking is located at the rear of the property and is accessed via Queens Avenue.

A charming and well-presented home, offering character, space and an excellent Chichester location.

Agents Note:

The sellers advise that the cellar is an original coal store and is not used by them for storage. During periods of particularly high water table, some groundwater can enter the cellar, which the sellers advise typically occurs around twice a year and naturally disperses.

The sellers have also noted some historic signs of damp to two bay window walls, which they advise have remained unchanged during their ownership over the last five years. We are further advised that no remedial works have been required and no deterioration has been observed.

Stockbridge Road is conveniently positioned within Chichester, providing easy access to the city centre and the surrounding area.

Chichester is a highly regarded cathedral city, known for its attractive historic centre, Roman walls, independent shops, restaurants, cafés and cultural attractions.

The renowned Chichester Festival Theatre and Pallant House Gallery are key highlights, while the city also offers a mainline railway station, supermarkets, schools and leisure facilities.

The property is also well placed for access to the A27, providing links along the south coast towards Portsmouth, Arundel, Worthing and beyond. The surrounding area offers excellent opportunities for walking, cycling and outdoor pursuits, with Chichester Harbour and the South Downs National Park both within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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63 Stockbridge Road, Chichester, PO19 8QE

Land App

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10 m
Scale 1:500 (at A4)

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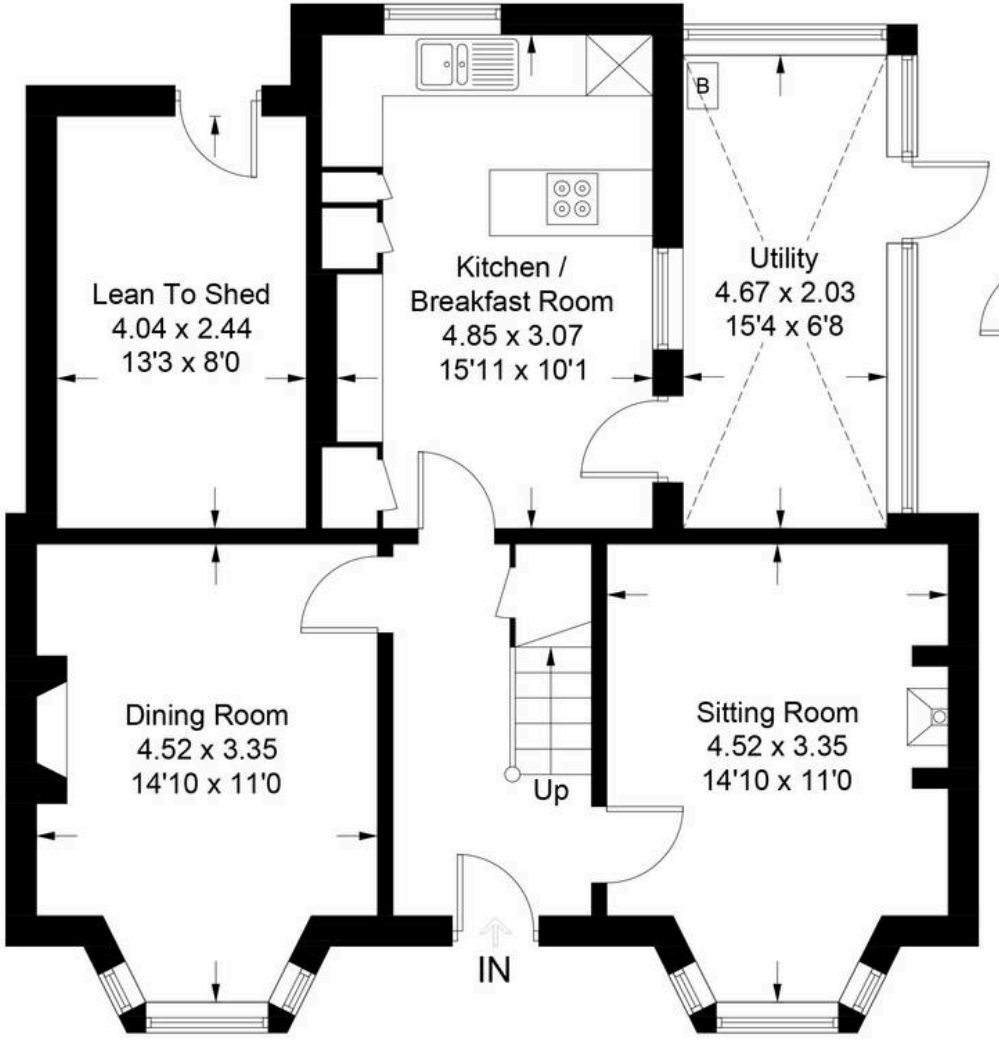
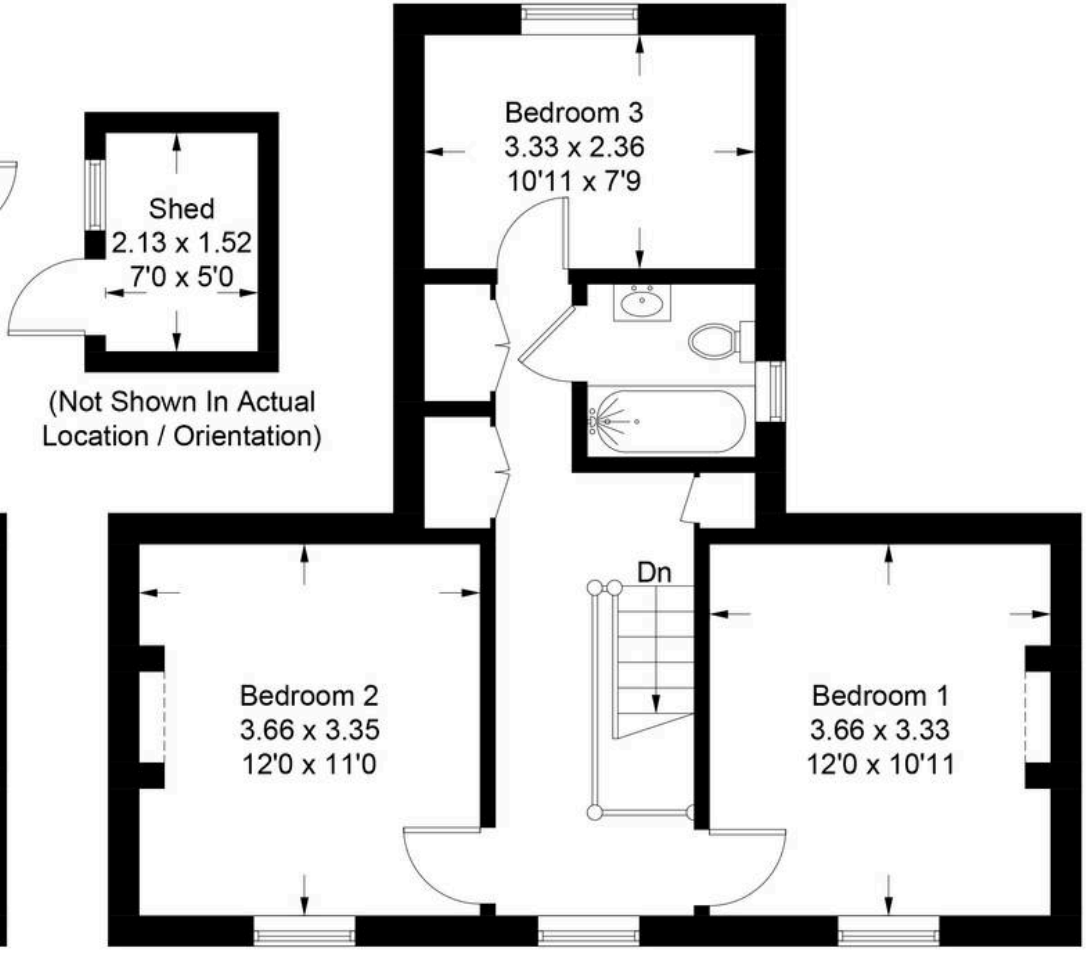
Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft
Outbuildings = 13.3 sq m / 143 sq ft
Total = 125.2 sq m / 1347 sq ft

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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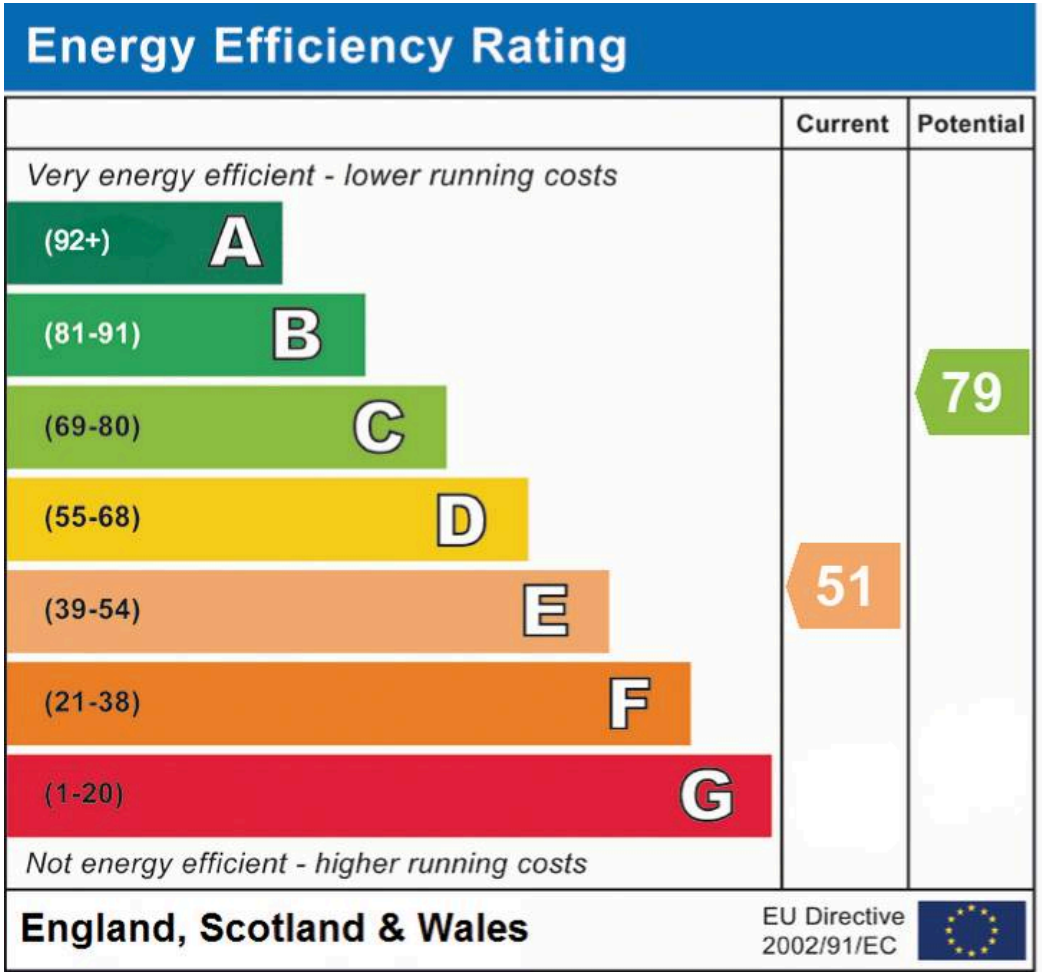

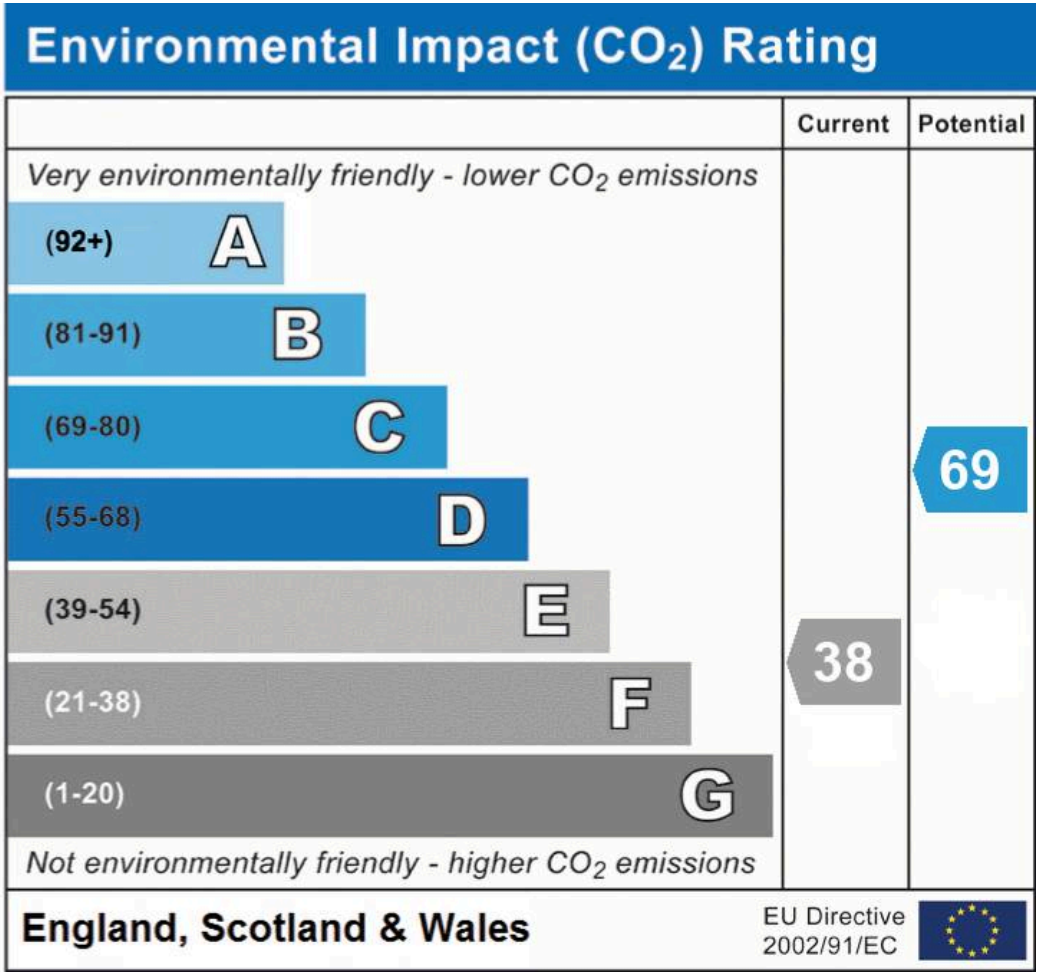

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