



# 44 Stockbridge Gardens

Chichester, West Sussex PO19 8QT

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



Chichester harbour and the South Downs



Priory Park is one of a several parks in the City

## 44 Stockbridge Gardens

Chichester, West Sussex

A well appointed 5 bedroom detached house, with spacious versatile accommodation including a ground floor Annexe with independent access and delightful gardens with a garage and carriage driveway providing parking for several vehicles, about half a mile south of the City centre

### Property Features

Entrance Hall, Cloak Room/WC  
Spacious Sitting Room  
Kitchen/Breakfast Room  
Landing, Family Bathroom/WC  
Separate Large Shower Room/WC  
4 Double Bedrooms

### Ground Floor Annexe

Door from outside to Entrance hall  
and door from living room the main house  
Bedroom, Living Room, Kitchen, Shower Room/WC

### Outside

Carriage driveway two with way in-out  
large parking area for a number of vehicles  
Garage and two Separate side entrances  
Delightful private rear garden



## THE PROPERTY

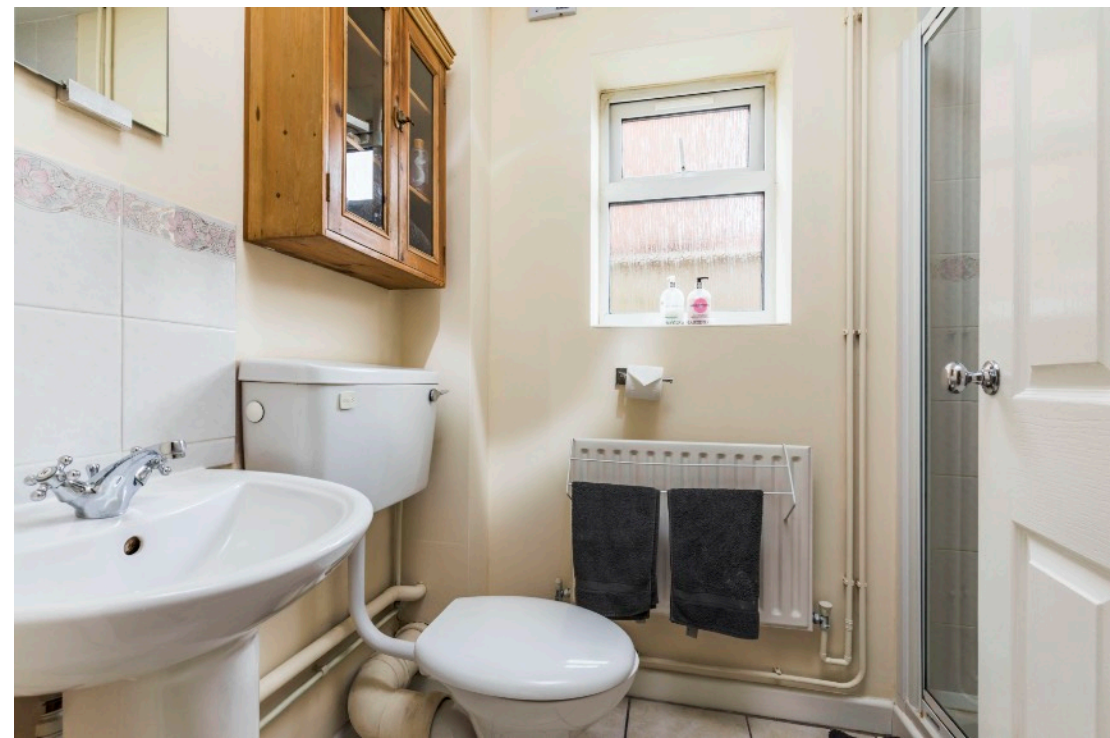
44 Stockbridge Gardens is a charming detached house set well back within its grounds with a wide frontage, which has been extensively remodelled to create a contemporary family home with particularly flexible accommodation of excellent proportions over two floors. There is a welcoming entrance hall with a door into the Annexe, which has independent access from an inner hall and includes: a living room, kitchenette, shower room/wc and bedroom. From the main entrance hall of the house doors lead to a large sitting room with fireplace and wide "sun trap" bay window. The entrance hall has a storage cupboard and a cloak room/wc and a door opening into the well equipped kitchen, which has an excellent range of wall and base units with worktops, appliances and is open plan to the breakfast room, which has a patio door leading out to the private rear garden. A staircase leads from the hall leads up to the first floor landing, which has a family bathroom/wc and a large separate shower room/wc and the spacious landing leads to four spacious bedrooms. The house is built to an interesting design and layout with plenty of natural light and situated in a desirable location.







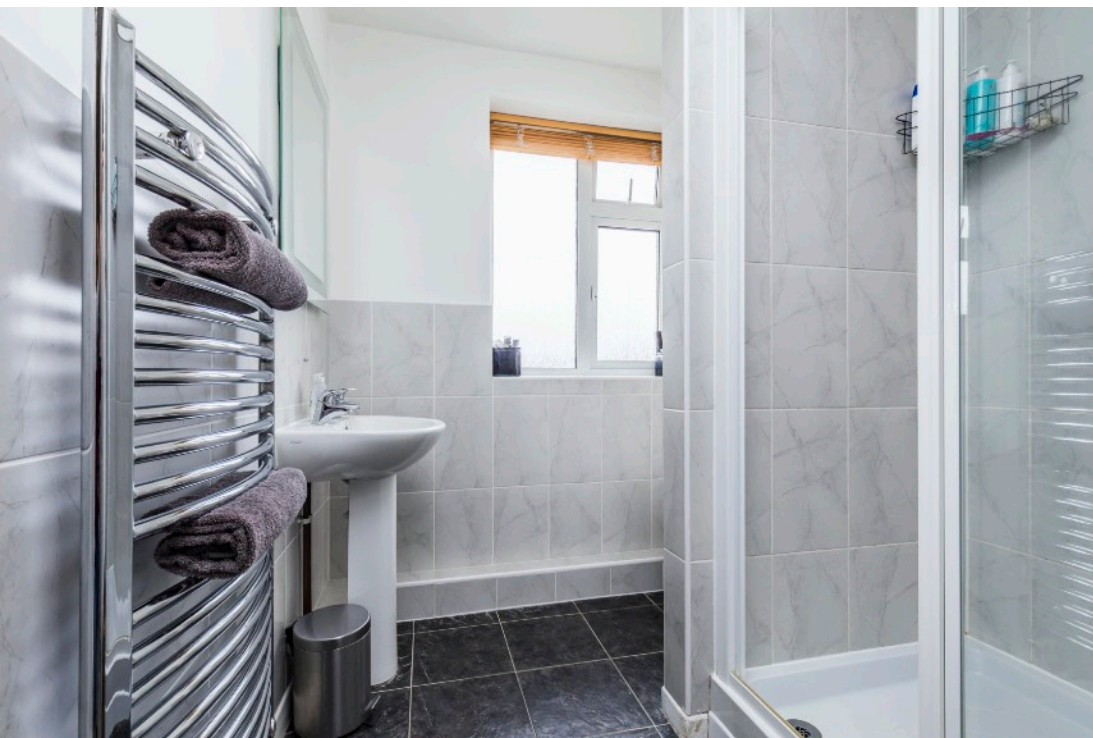
Annexe with independent entrance and door into the house





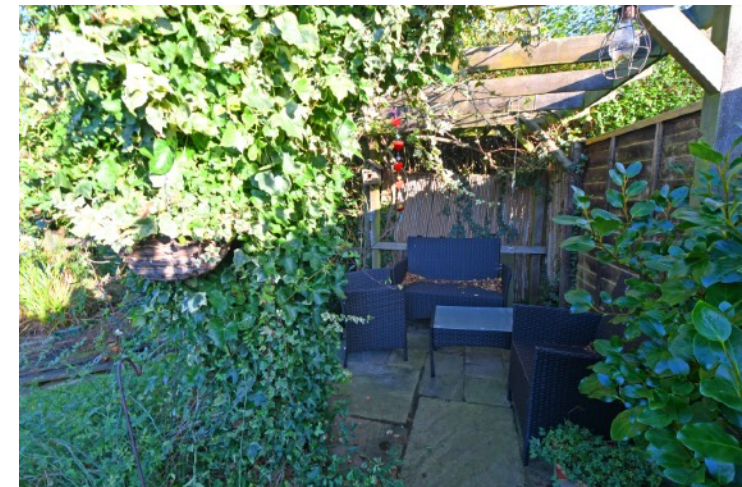
## CHICHESTER

Chichester is a highly desirable city with a magnificent Cathedral and today there is thriving community in the city and surrounding villages. The city was founded by the Romans during the first century AD and is steeped in history, with a number of archaeological remains from the Roman Conquest such as the tall defence walls, which now provide an interesting walk through the city. Much of the shopping centre is accessed through level pedestrianised areas, leading to the beautiful Chichester Cathedral founded in 1075. The octagonal Market Cross stands at the centre of Chichester and is believed to have been built in about 1501. Much of the city centre was built during the Georgian and Victorian eras and one of the most imposing buildings in the City today is the Georgian former Corn Exchange built in 1833. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats and there is a further 2 miles of walks beside the canal leading to both Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a good variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. There's a wide choice of restaurants and independent shops and national chain stores including: M&S, Waitrose, Tesco and Sainsburys. There's an excellent choice of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Westbourne House, Great Ballard, Chichester College, Slindon College, Winchester College and Lancing College, Portsmouth Grammar school. The renowned Pallant House Gallery and the Internationally renowned Festival Theatre are less than a mile from the city centre and further nearby amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Multiplex Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles. Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (19 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Europe. All times are subject to change and distances are approximate.



## GARDENS & GROUNDS

The front garden is well stocked with flower beds, lawns and an extensive carriage in-out driveway, neatly laid to attractive block paviors providing parking space for numerous vehicles and there is a garage. There are two separate side entrances leading to the rear garden one of which leads to the Annexe. From the rear of the property there is a patio door opening out from the breakfast room, leading to an expanse of lawn, which is enclosed with fencing and hedges providing an excellent degree of privacy. There is an ornamental pond and a variety of small shrubs and tree and area with a pergola and "sun trap" sheltered patio.





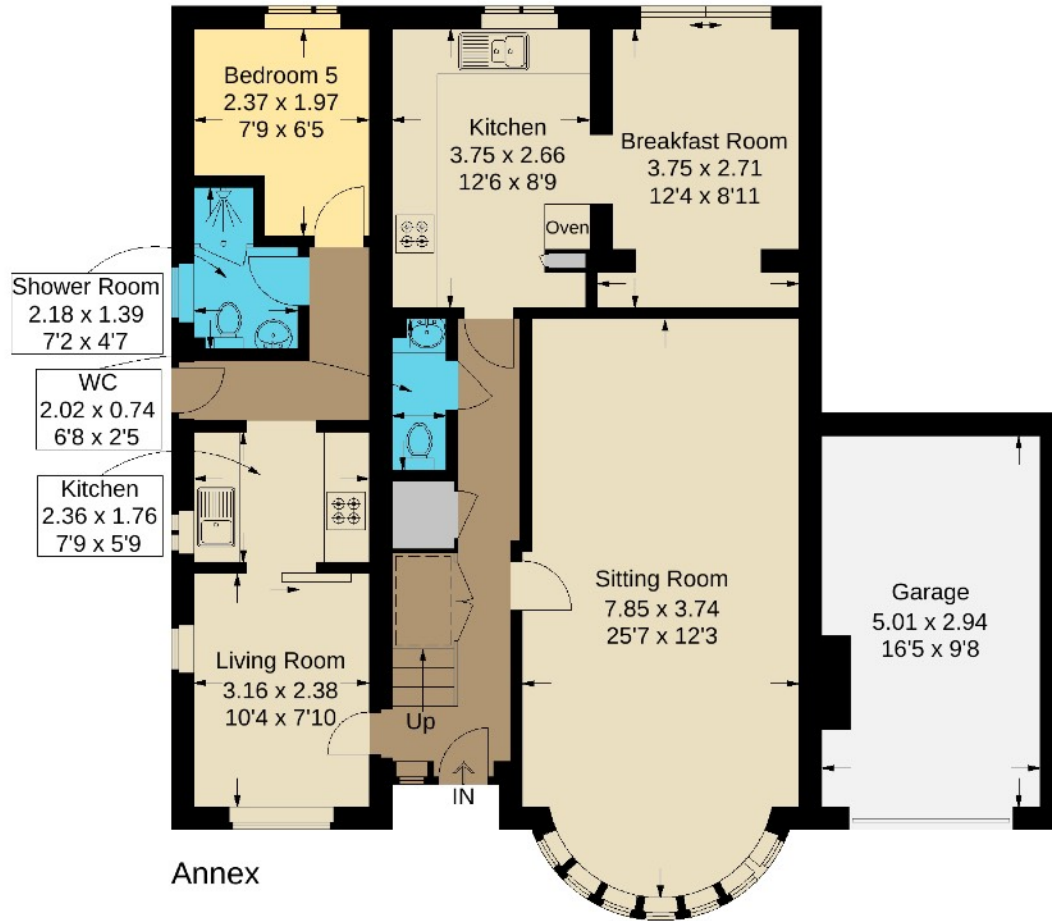
Bosham opposite Dell Quay only about 2 miles from Chichester City and beyond The South Downs

### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

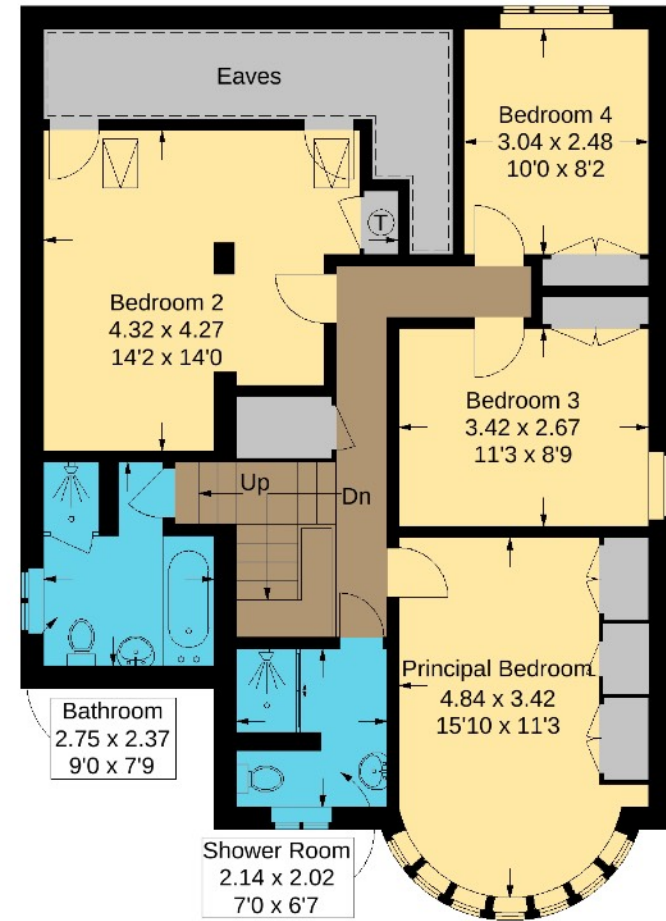
# 44 Stockbridge Gardens, Chichester

Approximate Gross Internal Area = 179.5 sq m / 1932 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 8.2 sq m / 88 sq ft  
 Total = 187.7 sq m / 2020 sq ft



Annex

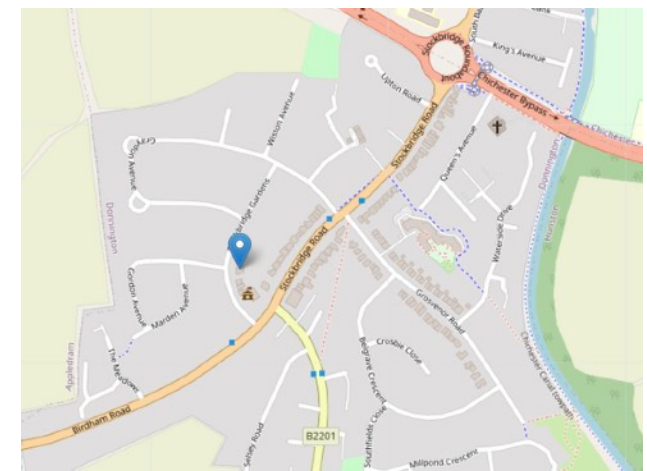
Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**SERVICES:**

Mains electricity, water, gas and drainage.

**LOCAL AUTHORITY:**

Chichester District Council: 01243 785166

**EPC Rating:** D

**Brochure:** January 2021



Goodwood Racecourse



Chichester Marina



West Wittering

**Viewings by Appointment**

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