



2 St. Richards Road, Westergate - PO20 3RD

Guide Price £375,000



STRIDE & SON

2 St. Richards Road

Westergate, Chichester

A beautifully presented three-bedroom home with a superb open-plan kitchen/living space, separate playroom, stylish interiors, generous garden and useful workshop.

- Beautifully presented three-bedroom family home
- Superb open-plan kitchen, dining and living space
- Separate playroom offering excellent flexibility
- Stylish kitchen with integrated appliances and breakfast area
- Ground-floor shower room and separate utility
- Three well-proportioned bedrooms
- Attractive family bathroom
- Generous rear garden with patio and lawn
- Useful detached workshop
- Approximately 1,089 sq ft of internal accommodation, plus workshop







Accommodation

The ground floor has been arranged with modern family life in mind, with a large open-plan kitchen, dining and sitting area forming the heart of the home.

The kitchen itself is fitted with a smart range of cabinetry and integrated appliances, with plenty of workspace and a breakfast area, while the adjoining living and dining space creates a sociable setting for everyday use and entertaining.

French doors open directly onto the rear garden, helping to connect the inside and outside spaces and allowing plenty of natural light into the room.

A separate playroom provides a valuable second reception space and gives the house added flexibility, whether used as a snug, children's room, home office or more formal sitting room.

There is also a practical utility room and ground-floor shower room.





Upstairs are three bedrooms, including two comfortable doubles and a generous third bedroom.

The rooms are all well presented, with the principal bedroom particularly attractive and finished in a calm, contemporary style. The family bathroom is equally well considered, with classic metro tiling and a stylish finish.

Outside, the rear garden is a real feature of the property. It offers a good balance of lawn, planting and patio, with space for outdoor dining and entertaining as well as room for children to play. Mature planting helps give the garden a pleasant, established feel.



There is also a detached workshop, providing useful additional space for storage, hobbies or practical use.

Overall, this is a very appealing home with a strong sense of style, an excellent family layout and a particularly sociable ground floor, all complemented by a generous garden and useful additional workspace.

St Richards Road is situated in the popular village of Westergate, within easy reach of Barnham, Chichester and the surrounding West Sussex countryside.

Westergate offers a useful range of everyday amenities, while nearby Barnham provides further shops and a mainline railway station with services towards Chichester, Brighton, Portsmouth and London. The property is also well placed for road connections via the A27, making it convenient for travel along the south coast and towards Chichester.

The wider area is particularly well suited to family life, with local schools, village amenities and plenty of countryside nearby, while Chichester offers a broader selection of shops, restaurants, leisure facilities and cultural attractions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E







STRIDE & SON

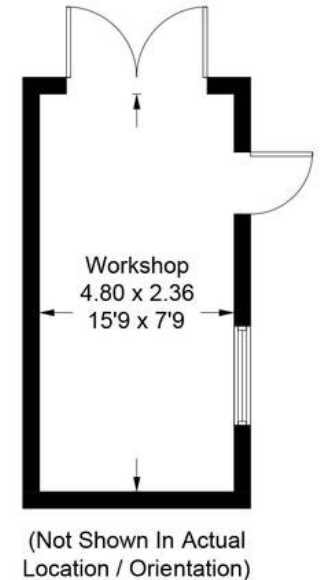
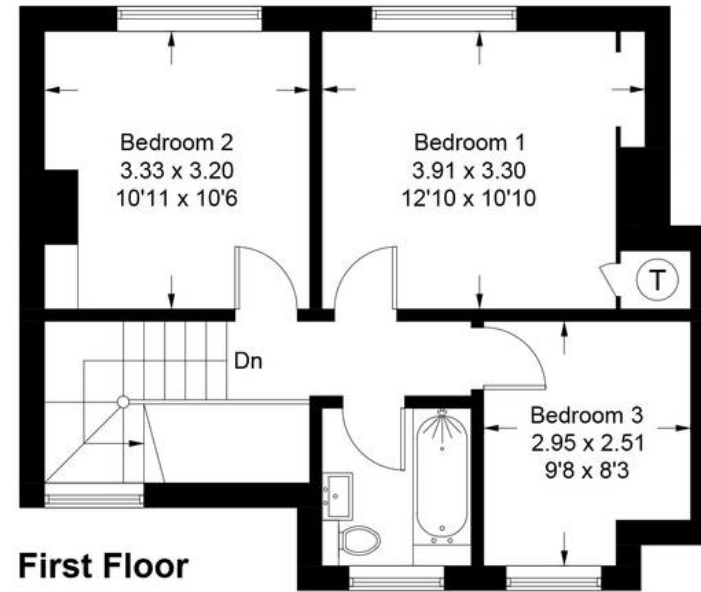
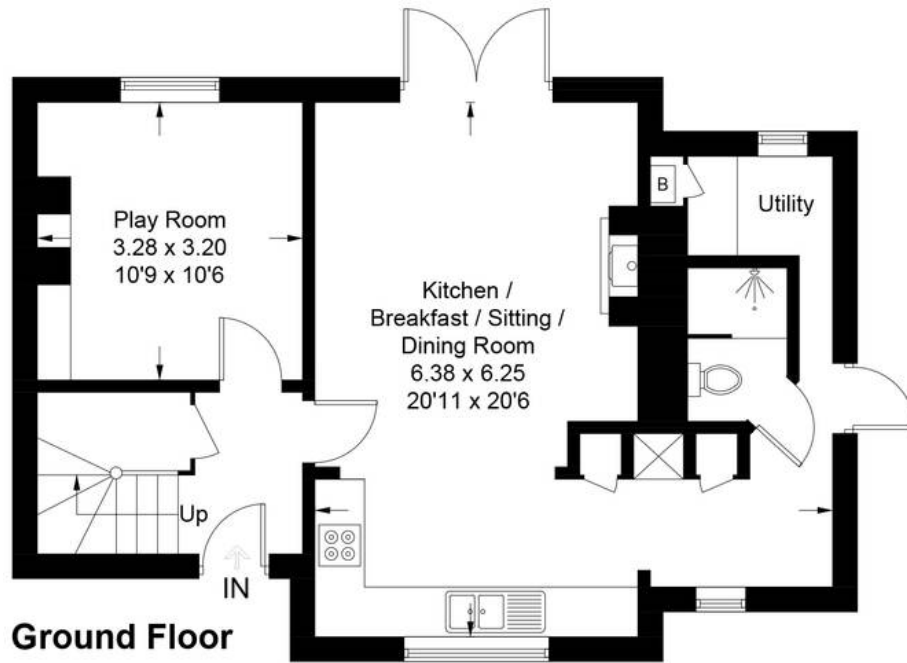
2, St. Richards Road, PO20 3RD

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

Workshop = 11.3 sq m / 122 sq ft

Total = 112.5 sq m / 1211 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 2026. (ID1335868)



Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings and appliances have not been tested and no warranty is given on their condition.

You can include any text here. The text can be modified upon generating your brochure.



STRIDE & SON

