



121 Whyke Road, Chichester - PO19 8JG

Guide Price £535,000



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121 Whyke Road

Chichester

An extended three-bedroom semi-detached home with generous and versatile living space, a lovely rear garden and exceptional garaging, workshop and storage accommodation.

- Extended semi-detached home offering unusually versatile accommodation
- Three separate reception spaces ideal for family life, entertaining or working from home
- Air Conditioning to majority of reception rooms and to two bedrooms
- Particularly generous 18'2 family room overlooking the rear garden
- Separate sitting room with attractive bay window and feature fireplace
- Bright dining room providing further flexible living space
- Three bedrooms, with bedroom three equally suited as a dedicated home office
- Useful utility room plus ground-floor shower room and first-floor bathroom
- Established front and rear gardens with direct access from the living accommodation
- Exceptional garaging, workshop and storage accommodation extending to approximately 1,035 sq ft and EV charger







Accommodation

The ground floor has been extended to create a particularly flexible layout, with several distinct living areas that work well for both everyday family life and entertaining.

To the front is a comfortable sitting room with a broad bay window and feature fireplace, while the rear of the house opens into a spacious family room with access out towards the garden.

Alongside this is a separate dining room, giving the house excellent versatility and providing space that could equally suit a home office, playroom or additional sitting area.

The kitchen is fitted with a comprehensive range of units and is complemented by a separate utility room, while a ground-floor shower room adds further practicality.



A particularly useful modern feature is the air conditioning, which serves most of the principal ground-floor rooms, including the conservatory, as well as two of the bedrooms upstairs. This gives the house an added level of comfort throughout the warmer months and is a notable benefit for a property of this style and size.

Upstairs are three bedrooms, with the principal bedroom enjoying a bay window and extensive fitted wardrobes. The second bedroom is also a good-sized double, while the third offers flexibility as either a bedroom or dedicated office. A family bathroom and separate WC complete the first floor.

Outside, the property is set behind an established front garden, while the rear garden provides a pleasant mix of lawn, mature planting and seating areas. The property also benefits from an EV charging point, adding another useful feature for modern day-to-day living.

A particularly rare feature of the property is the extensive garaging and workshop accommodation positioned to the rear. With multiple garage bays, workshop space and additional storage areas, it offers enormous appeal for car enthusiasts, hobbyists, tradespeople or anyone requiring a significant amount of ancillary space.

Overall, this is a home with a great deal to offer: generous living accommodation, a flexible layout, air conditioning across much of the house, EV charging, useful outside space and an exceptional amount of garaging and storage that sets it apart from many similar properties.



Whyke Road is conveniently positioned within the popular cathedral city of Chichester, giving easy access to the city centre and its excellent range of shops, cafés, restaurants and cultural amenities.

Chichester provides a particularly attractive combination of historic surroundings and everyday convenience, with its pedestrianised city centre, Festival Theatre and mainline railway station all within easy reach. The station provides regular services towards Portsmouth, Brighton, Southampton and London Victoria.

For those travelling by road, the nearby A27 gives convenient connections east and west along the south coast, while the surrounding area is well known for its access to the South Downs, Chichester Harbour and the beaches of the south coast.

The property is also well placed for the many sporting and recreational attractions associated with the wider Chichester area, including Goodwood and the surrounding West Sussex countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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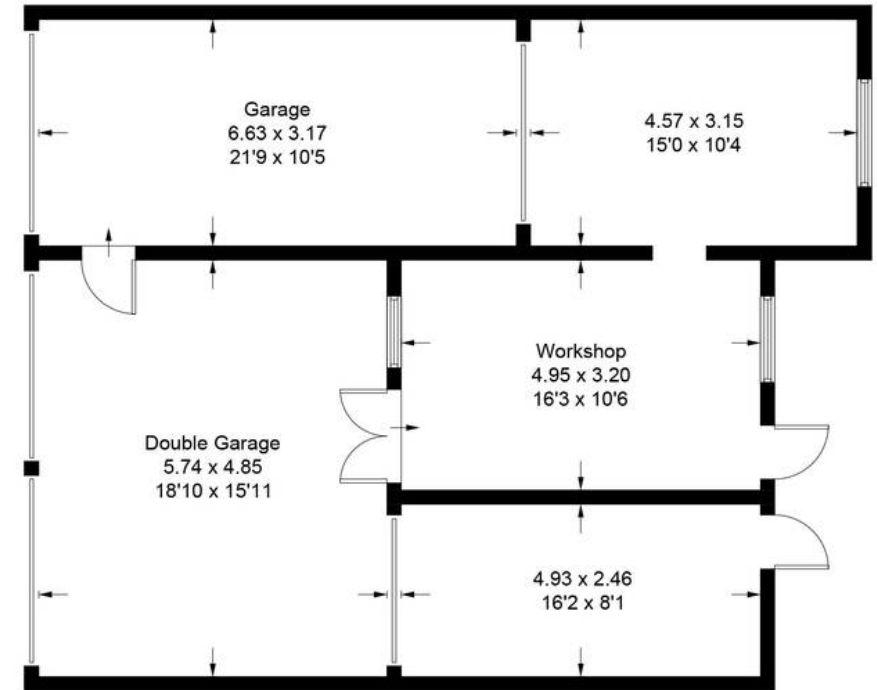
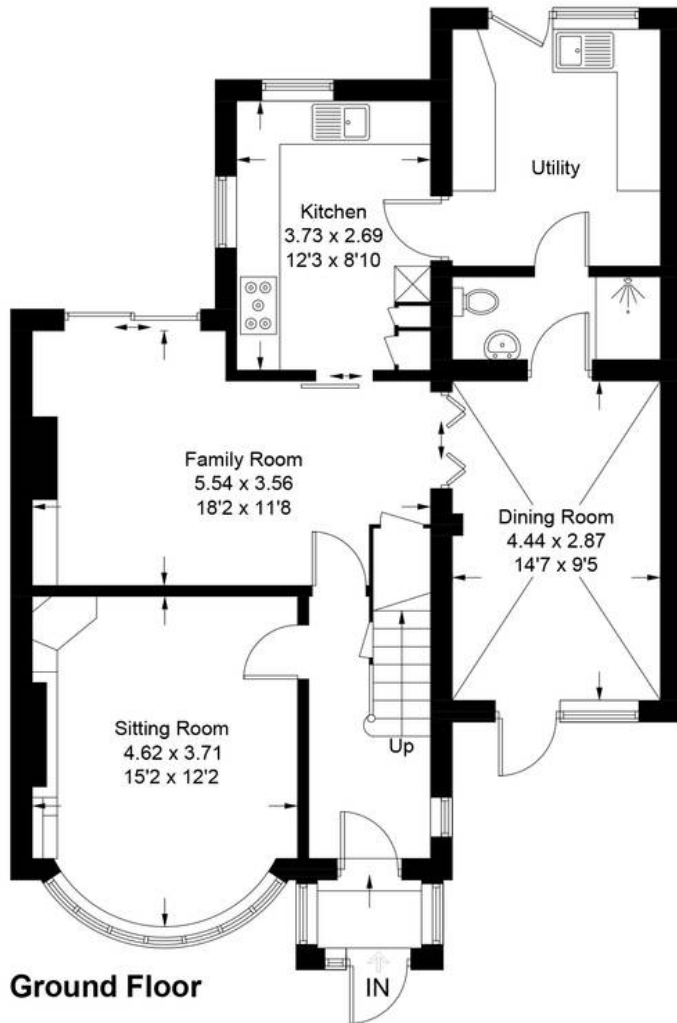
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Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft

Outbuilding = 96.2 sq m / 1035 sq ft

Total = 231.4 sq m / 2490 sq ft

Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)

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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