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ESTATE AGENTS

Baxendale Road, Chichester, West Sussex

Guide Price £419,000



Offered to the market with no onward chain, this modern link-detached home is bright and well-presented throughout, benefitting from a south-east facing rear aspect and garden. The property offers flexible accommodation arranged over two floors, along with a garage and driveway parking and is ideally situated within a short walk of Chichester city centre, the mainline rail station, University and Hospital.

The ground floor comprises an entrance hall leading to a spacious 17'4 dual-aspect sitting room, filled with natural light. There is also a useful ground floor cloakroom and to the rear, an open-plan kitchen/dining room with French doors opening onto the south-east facing garden.

Upstairs, a central landing leads to a generous principal bedroom with en-suite, a modern family bathroom and two further double bedrooms, all benefitting from built-in storage.

Externally, the landscaped rear garden enjoys a south-east facing aspect and features a variety of seating areas, ideal for outdoor dining and relaxation, along with side access and a personal door into the attached garage. To the front, there is driveway parking and access to the garage via an up-and-over door.



- No onward chain
- Spacious 3-bedroom link detached house
- 2 Ground floor reception rooms
- En-suite master bedroom
- Family bathroom
- South east facing garden
- Attached garage
- Driveway parking
- Close to town centre & St. Richards Hospital
- Located on a no through road

Chichester offers an abundance of shops as well many cafes, restaurants, bars as well as a Festival Theatre, additionally, there are fantastic transport links including a reliable bus service and train station with a direct line to London Victoria. Chichester is also within close proximity to Goodwood which is famous for its special events including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts as well as a season of Horse Racing including the Qatar Goodwood Festival. Chichester offers plenty of beautiful walks and cycle routes on its doorstep, including Brandy Hole Copse Woodland, Centurion Way or onto the picturesque Chichester Marina to watch the boats and yachts. You are also within a short drive to Selsey Sea Front as well as the ever-popular white sand beach, the West Wittering's.

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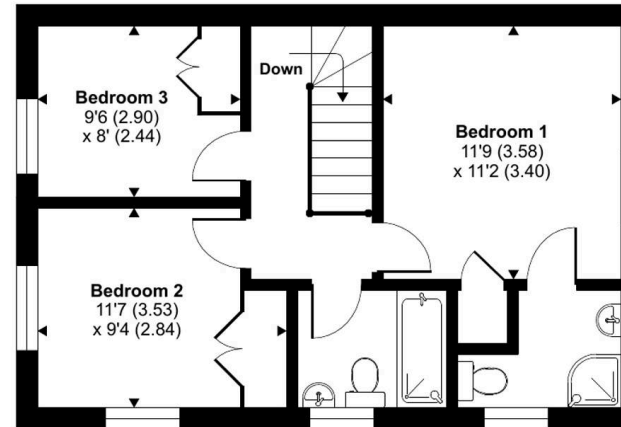
Baxendale Road, Chichester, PO19

Approximate Area = 974 sq ft / 90.5 sq m

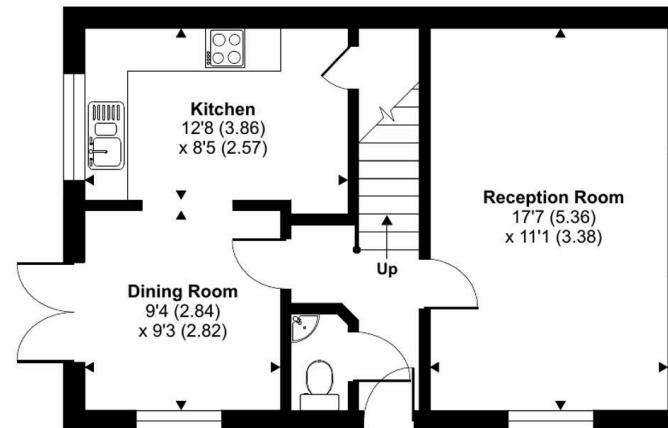
Garage = 145 sq ft / 13.5 sq m

Total = 1119 sq ft / 104 sq m

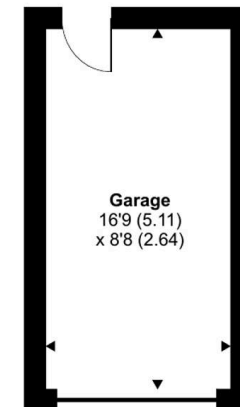
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1439113





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C