

# REDWOOD & SONS

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## 42 Ferndale Road

Chichester, PO19 6QJ

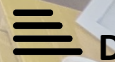
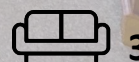
**Price £770,000**

This substantial detached house, with separate annexe, provides a perfect blend of space and versatility, making it an ideal family home with multi-generational living space or air bnb option, offering privacy and independence. Upon entering, you are greeted by a welcoming hallway that leads to two inviting reception rooms. The living room features a sliding door that opens directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The dining room, which overlooks the garden, is perfect for entertaining or enjoying family meals. The well-equipped modern fitted kitchen features an integrated hob, oven, extractor unit, and dishwasher with door to enclosed hallway providing access to the utility room and annexe. A convenient cloakroom and study, which can also serve as a fifth bedroom, complete the ground floor accommodation. On the first floor, you will find four bedrooms, each with built-in cupboards for ample storage; family bathroom and a separate shower room. The annexe has been designed with open-plan kitchen, dining, living and sleeping areas plus shower room, and has patio doors opening onto the rear garden. Outside, the property is complemented by a double garage and a driveway which provide parking for up to four vehicles. The front and rear gardens offer delightful outdoor spaces with good-sized area of lawn, patio and garden shed. With its prime Chichester City location, with shops, schools, amenities, mainline train station and bus routes plus versatile layout, this property is a rare find. EPC - main house D - annexe - D. Tenure - freehold. Council Tax Band - F (main house) A (annexe).

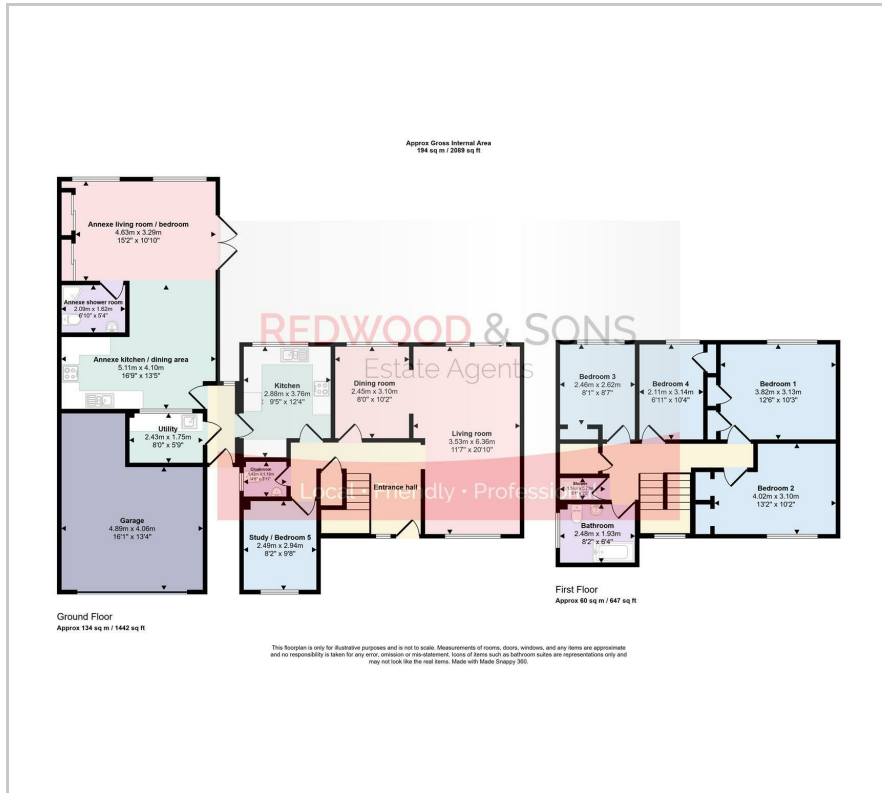
- Detached 4/5 bedroom house
- Kitchen
- Living room
- Dining room
- Utility
- Bathroom plus separate shower
- Cloakroom
- Annexe - open-plan kitchen, living, sleeping area plus shower room
- Double garage & driveway, front & rear gardens
- Chichester City location with shops, amenities, schools, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



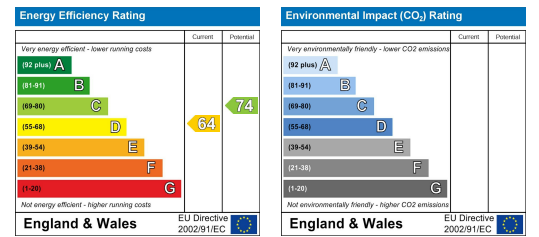
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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