

# REDWOOD & SONS

## Estate Agents

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## 42 Ferndale Road

Chichester, PO19 6QJ

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 - TBC. Tenure - freehold. Council Tax Band - F (main house) A (annexe).

**Offers over £785,000**

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

## Kitchen

9'5" x 12'4" (2.88 x 3.76)

## Living room

11'6" x 20'10" (3.53 x 6.36)

## Dining room

8'0" x 10'2" (2.45 x 3.10)

## Study / bedroom 5

8'2" x 9'7" (2.49 x 2.94)

## Utility

7'11" x 5'8" (2.43 x 1.75)

## Cloakroom

4'7" x 3'10" (1.42 x 1.19)

## Bedroom 1

12'6" x 10'3" (3.82 x 3.13)

## Bedroom 2

13'2" x 10'2" (4.02 x 3.10)

## Bedroom 3

8'0" x 8'7" (2.46 x 2.62)

## Bedroom 4

6'11" x 10'3" (2.11 x 3.14)

## Bathroom

8'1" x 6'3" (2.48 x 1.93)

## Shower

5'0" x 2'4" (1.54 x 0.73)

## Annexe kitchen / dining area

16'9" x 13'5" (5.11 x 4.10)

## Annexe living / bedroom

15'2" x 10'9" (4.63 x 3.29)

## Annexe shower room

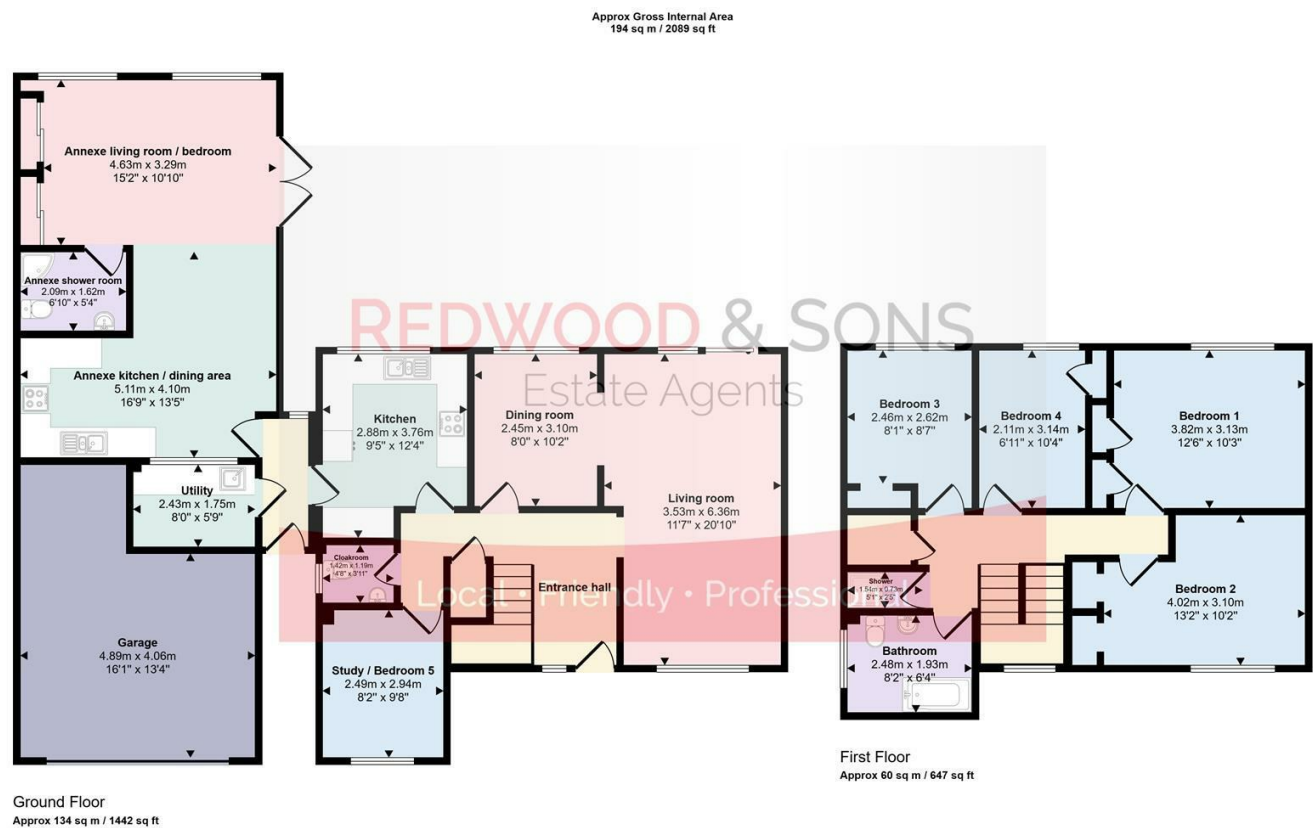
6'10" x 5'3" (2.09 x 1.62)



## Directions



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
	Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*