



15 Fletcher Avenue

Chichester, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An elegant townhouse set in a sought-after position overlooking the green space of Roussillon Park

An impressive contemporary four bedroom townhouse, offering three floors of beautifully presented accommodation and occupying a sought-after location in the northern suburbs of historic Chichester. The property sits on a desirable modern residential development, overlooking a large communal green, yet lying within moments of the area's local amenities.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



1,705 SQ FT



**GUIDE PRICE
£929,500**



The property

15 Fletcher Avenue is an attractive four-bedroom link semi-detached townhouse offering more than 1,700 sq ft of well-appointed accommodation arranged over three levels, including elegant reception rooms with high ceilings and tall windows, creating an excellent sense of space and light. The property is entered via a welcoming reception hall, with doors leading to the ground-floor living space. This includes a sitting room at the front, providing a cosy setting for relaxation, with double doors connecting to an airy kitchen and breakfast room at the rear. This sociable space features wooden flooring, full-height windows and French doors opening onto the rear gardens, along with shaker-style fitted units, integrated appliances and space for a family dining table.

A turned staircase leads to the first floor, where there is a formal drawing room featuring corniced high ceilings, a feature fireplace, wooden flooring and two sets of French doors opening onto Juliet balconies, enjoying west-facing views across the park beyond. The first floor also includes a generous

principal bedroom to the rear, with built-in shoji-style wardrobes and an en suite shower room with floor-to-ceiling tiling. Both the bedroom and en suite benefit from Juliet balconies, allowing for plenty of natural light. Stairs continue to the second floor, where there are three further bedrooms, one of which is ideal for use as a study, while the rear bedroom benefits from a walk-in dressing room. The second-floor bedrooms are served by a family bathroom.

Outside

At the front, a paved pathway leads from the street to the entrance, while at the side is a driveway with off-street parking, and access to the garage. There are six resident parking spaces in marked bays across the street with free parking also available. There is direct access to the green space of Roussillon Park at the front and the rear private garden includes a patio space, an area of low-maintenance artificial turf lawn, and border beds with various shrubs and perennials. There is also a storage shed, while the garden is enclosed by high, feather-edge timber fencing to both sides and a historic cobbled stone wall at the end.



Location

15 Fletcher Avenue is situated in a well-regarded residential area to the north of the historic cathedral city of Chichester, within easy reach of a wide range of amenities. Chichester centre (approx. 1.5 miles) offers an excellent selection of shops, cafés, restaurants and cultural attractions, including the renowned Festival Theatre, along with a mainline railway station providing services to London Victoria. The nearby villages of Lavant and West Stoke offer access to the South Downs National Park, ideal for walking and outdoor pursuits. Goodwood, to the north, is well known for its horse racing events in addition to the Festival of Speed and Revival Meetings which it hosts. A country club at Goodwood also offers golf, swimming and tennis. Sailing may be enjoyed from the many centres around Chichester Harbour and bathing and windsurfing from the beaches at the Witterings. Good road connections are available via the A27, providing links to Brighton to the east and Portsmouth to the west, while the A3(M) offers routes towards London. There are well-regarded schools in both the state and private sectors in the area.



Distances

- Chichester City Centre 1.2 miles
- Portsmouth 18.3 miles

Nearby Stations

- Chichester

Key Locations

- Pallant House Gallery
- Chichester Festival Theatre & Cathedral
- Fishbourne Roman Palace
- The Goodwood Estate
- Chichester Marina
- Arundel Castle
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Nearby Schools

- The Prebendal School
- Bishop Luffa School
- Oakwood School
- Westbourne House School





Floorplans
 House internal area 1,705 sq ft (158 sq m)
 Garage internal area 187 sq ft (17 sq m)
 Garden store area 75 sq ft (7 sq m)
 For identification purposes only.

Directions
 PO19 6DG

what3words: ///worry.bubble.wounds

General
 Local Authority: Chichester District Council
 Services: Mains gas, electricity, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: B

Service Charge: Annual Estate Charge £233.84 (2026)

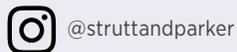
Tenure: Freehold

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