

# SEND HOUSE

CHICHESTER, WEST SUSSEX









# Send House

*Salthill Road, Chichester, West Sussex*

*A spacious & well-presented house of character, being the west wing of a Grade II listed building originating from the mid-18th Century. Set in attractive large private grounds & including a walled & gated outdoor heated swimming pool.*

*The property is situated some 2 miles west of Chichester city centre.*

*The overall area equals approximately 0.80 acres.*

## Summary of accommodation

Reception Hall, Inner Hall & Cloakroom, Drawing Room, Dining Room, Study, Kitchen, Breakfast Room, \*Utility Room, \*Sitting Room, Principal Bedroom with en-suite Bathroom & adjoining outside balcony, \*Guest Bedroom with en-suite Bathroom, 2 further Bedrooms, one with en-suite Bathroom, Family Shower Room.

\*These rooms have the potential to be used as a self-contained annex if required.

Outside: A large Detached Double Garage, plus a Swimming Pool Pump Room & Store Room. The outbuildings offer potential for further development.

There is ample hard standing space for a number of vehicles.

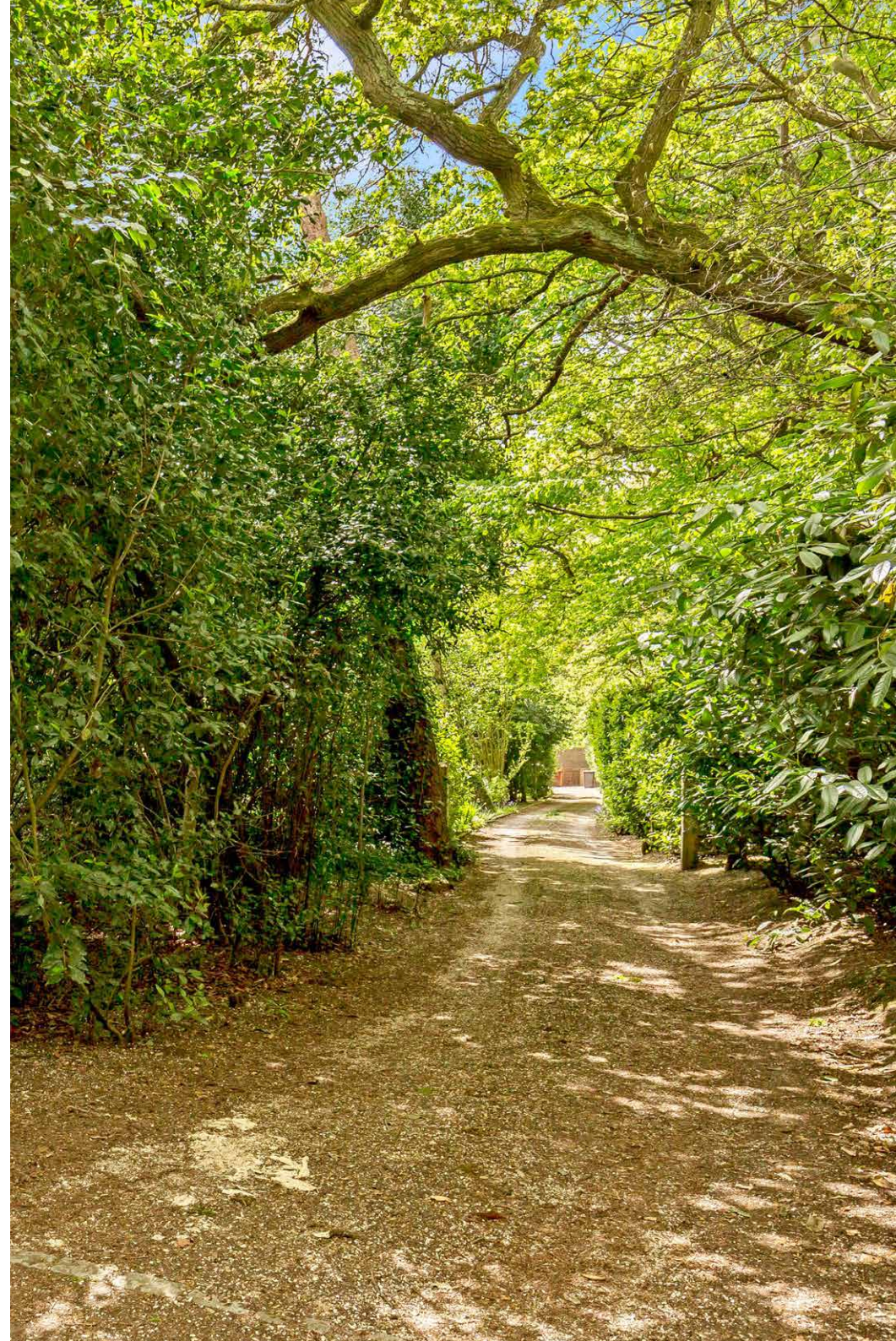


*Beyond your expectations*

Hamptons Chichester Office  
35 North Street, Chichester PO19 1LZ  
Tel: 01243 839399  
Email: [chichester@hamptons-int.com](mailto:chichester@hamptons-int.com)

Hamptons International  
Head Office  
7th Floor, 180 Oxford Street, London W1D 1NN  
Tel: 0207 493 8222

[www.hamptons.co.uk](http://www.hamptons.co.uk)





Send House is a substantial wing of a former country manor house that was converted 28 years ago. It retains many of its original features while offering modern accommodation. Features include the impressive south facing drawing room with its floor to ceiling sash windows & original tiled floor. Also the elegant formal dining room & large limestone floored inner hallway that leads to an attractive stairway.

The upstairs dual aspect master bedroom features a high ceiling, large sash window with original shutters and original main door. Chichester Cathedral spire can be viewed from the windows & from the balcony.

The western section of the property that was newly constructed in 1988/9 includes the large sitting room & a guest bedroom with en-suite bathroom above it. These rooms are serviced by a separate gas boiler providing heating & hot water, so that the rooms could easily be used as a self-contained annex. The rear doorway opens onto an enclosed courtyard.

Access to Send House from Salthill Road is along a gravelled driveway screened by well - established trees & laurel hedging that opens to the circular main drive featuring a traditional Chelsea Foundry street lamp at its centre. The gardens are mostly laid to lawn with well stocked borders & patio areas. An impressive feature is the Lebanon cedar tree.

**Amenities:** The nearby Cathedral city of Chichester offers a wide variety of cultural, leisure & shopping facilities. These include the Festival Theatre, the ancient Cathedral itself, galleries & museums. The mainline rail station or the Fishbourne Halt offer services to London & along the South Coast.

There are a variety of state, church & private schools near- by. The Goodwood Estate offers a host of events & leisure facilities with Chichester Harbour providing a range of water sport activities.

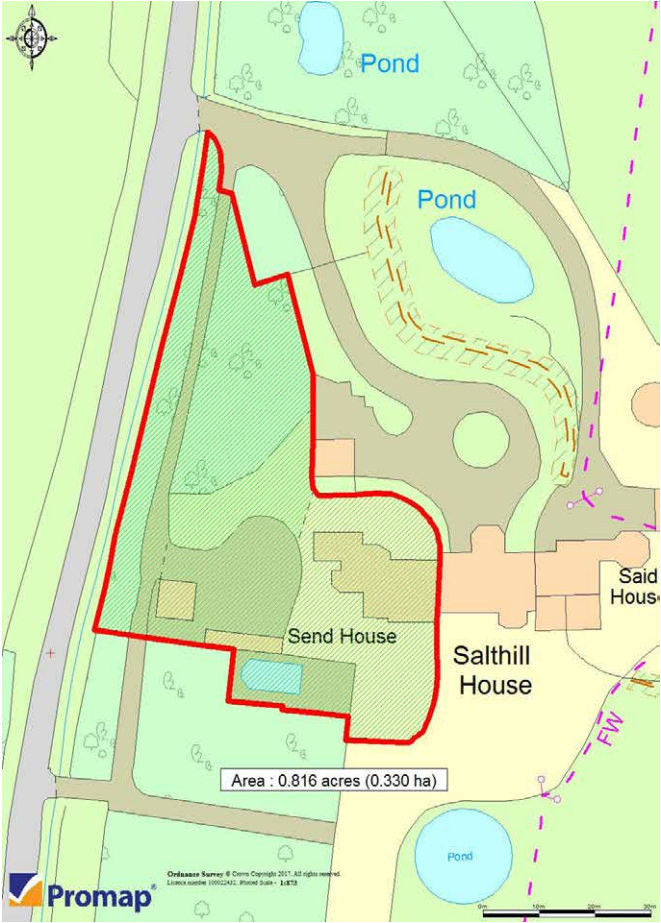
**Services:** Mains water, electricity, gas & drainage. Gas fired central heating.

#### Directions

At the Chichester Northgate roundabout, drive northwest on St Pauls Road, which becomes the Old Broyle Road (B2178). After 1.5 miles turn left onto Salthill Road, signposted to Roman Palace. After approximately 0.3 miles the entrance to Send House will be found on the left side of the road.







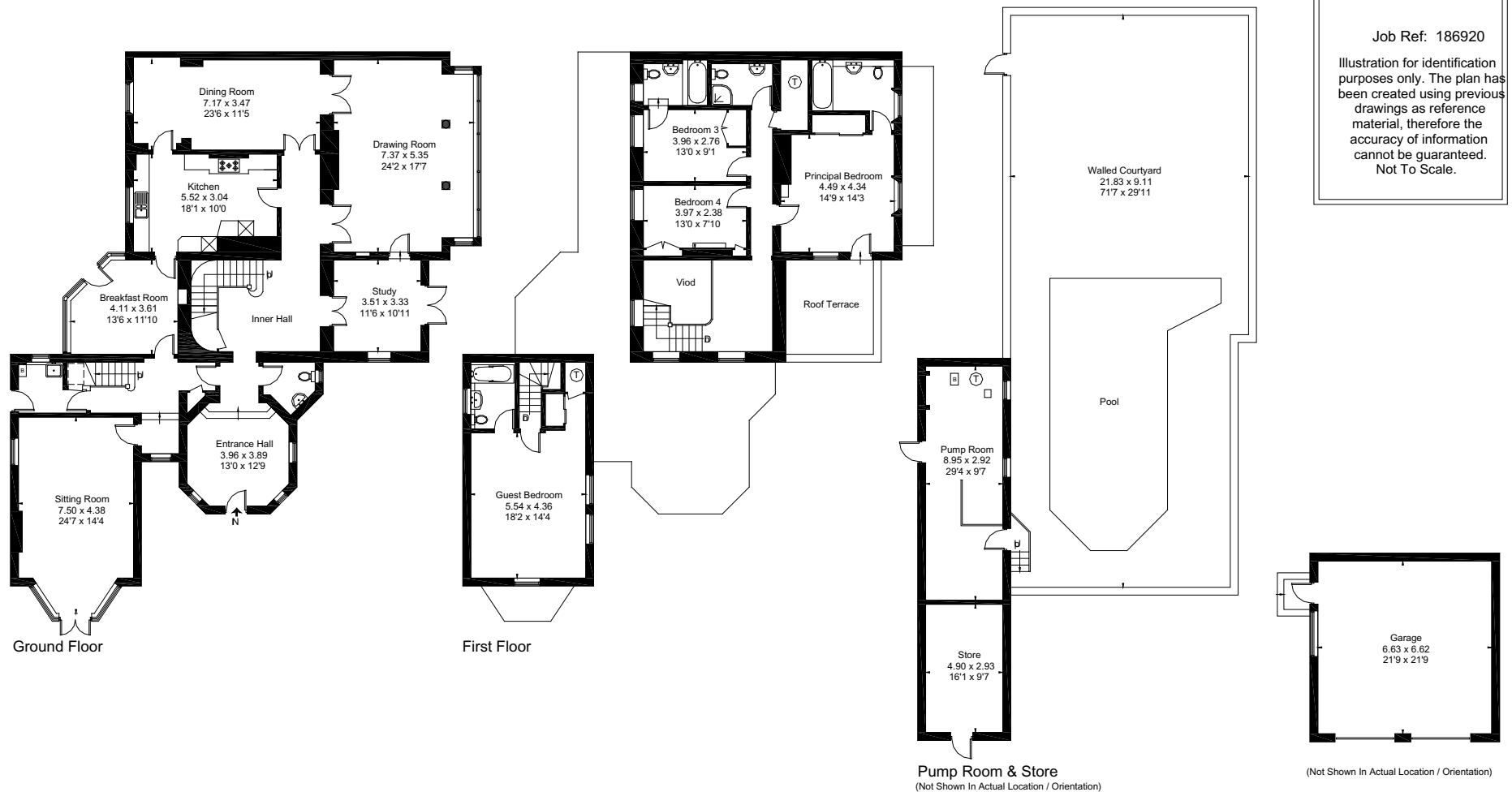
# Salthill Road, Chichester

Approximate Gross Internal Area = 342.0 sq m / 3681 sq ft  
(Excluding Void)

Garage = 44.0 sq m / 474 sq ft

Pump Room & Store = 41.0 sq m / 441 sq ft

Total = 427.0 sq m / 4596 sq ft



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.







