



Whyke Road, Chichester  
West Sussex, PO19



*Beyond your expectations*



# A detached house with potential set 1/3 mile from the city centre

**Hamptons International**

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

Detached House | Entrance Hall | Extended Sitting Room | Dining Room | Kitchen | Cloakroom | Three bedrooms | Bathroom | Off road Parking to the Front and Rear | West Facing Rear Garden | Detached Garage | Within 1/3 mile of the City Centre

**Guide Price £485,000 Freehold**

## Description

A three bedroom detached house situated 1/3 mile from Chichester city centre. Built in the late 1930s and coming to the market for the first time in 37 years the property gives the opportunity for modernisation and offers great potential to be extended and adapted to create a wonderful modern home (subject to the necessary consents).

The current accommodation comprising of an entrance porch leading through to a hallway with doors to the principle rooms and a cloakroom. To the front is the dining room, whilst the sitting room has been extended to give a garden room overlooking the rear garden and a doorway leading out to a patio area. To the first floor are three bedrooms and a family bathroom.

## Outside

To the front of the property is an off road parking space and a raised garden area. A side gated access leads through to the rear garden which enjoys a Westerly aspect. The rear garden measures approximately 85ft with mature planting and a pathway leading down to a detached garage and driveway parking at the end of the garden, which is accessed from Winden Avenue.

## Location

Chichester offers a wide variety of amenities including the renowned Festival Theatre, ancient Cathedral, many shops, restaurants, galleries and museums. Leisure pursuits include indoor sports centres with swimming

pools, golf, horse and motor racing can be enjoyed at the famous Goodwood and delightful walks across the South Downs. Chichester has a mainline railway station with regular services to London Victoria and Gatwick.

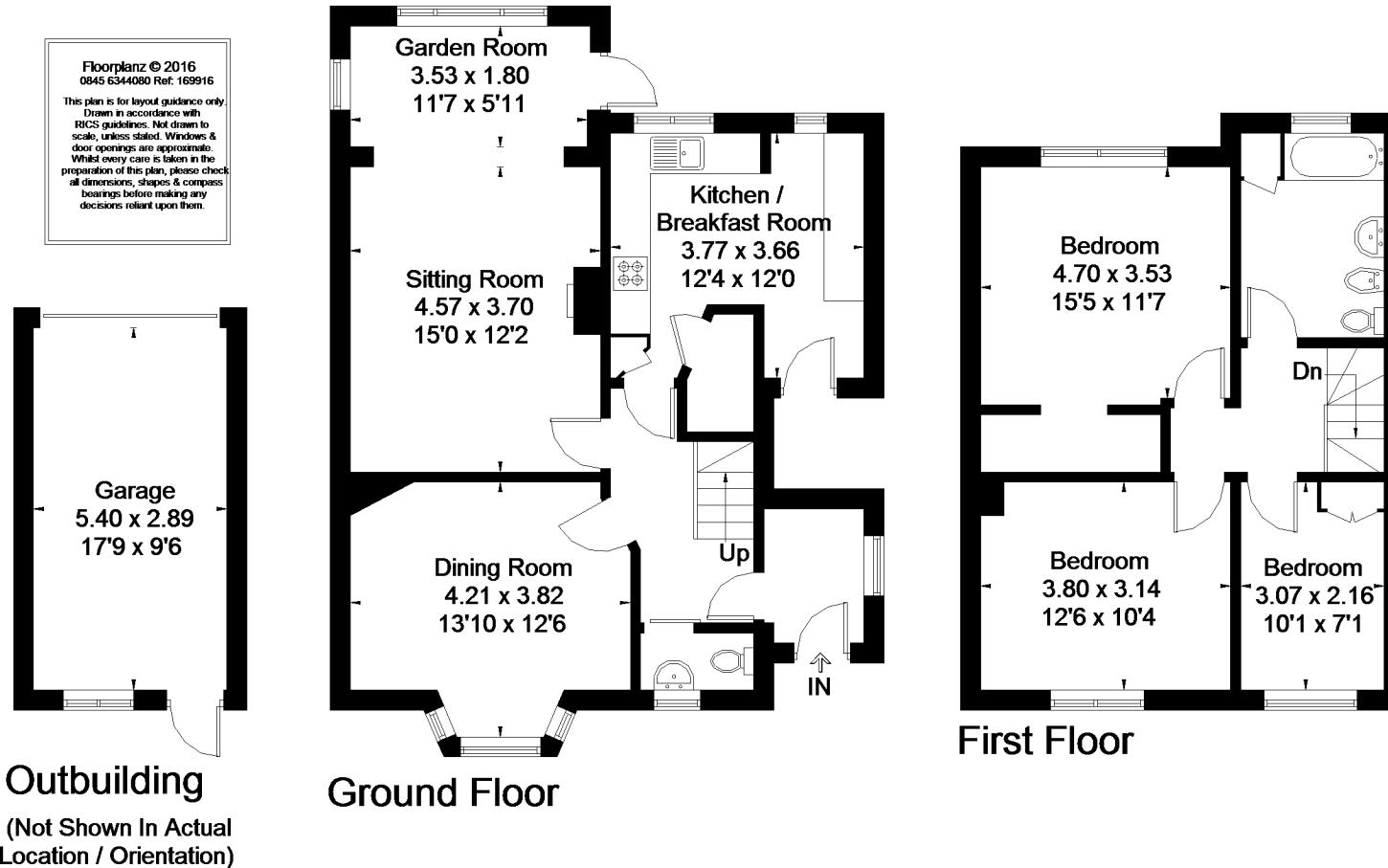


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 114.6 sq m / 1234 sq ft  
 Garage = 15.7 sq m / 169 sq ft  
 Total = 126.2 sq m / 1403 sq ft



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 This plan is for layout guidance only.  
 Drawn in accordance with  
 RICS guidelines. Not drawn to  
 scale, unless stated. Windows &  
 door openings are approximate.  
 Whilst every care is taken in the  
 preparation of this plan, please check  
 all dimensions, shapes & compass  
 bearings before making any  
 decisions reliant upon them.



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**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.



