



CAWLEY ROAD

CHICHESTER, PO19 1UZ

POA
FREEHOLD

An attractive and recently updated Victorian home with driveway parking and a large south west facing garden situated within the heart of Chichester.



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Gas fired central heating (newly fitted boiler) | Recently updated accommodation | Charming period features throughout | Newly fitted bespoke kitchen | 4 Bedrooms | No onward chain



This exceptional Victorian family home has recently been updated to an exacting standard by the current owners. A newly fitted kitchen/dining room, complete with bespoke storage units incorporates the entire rear of the property and is a great family room/entertaining space. The latter also has a south west facing aspect and bi-fold doors leading into the garden. Further new editions of note include a modern family bathroom and the clever relocation of the second floor stairs which lead up to bedroom four. This has created even more space for both the first and second floor accommodation. The flooring and décor throughout have also been updated and a number of useful storage cupboards have been created. The rear garden is also a key feature due to its size and south west facing aspect and has a feature brick wall and mature planting throughout. The property is located on a pretty residential road a short and level walk from the city's mainly pedestrianized shopping area, historic Cathedral, renowned Pallant House Gallery and mainline train station.

Accommodation

The updated and characterful accommodation is arranged over three storeys and to the rear has a south west facing aspect. As you enter on the ground floor there is a grand entrance hall which

leads to a charming sitting room, complete with open fire and large bay window. To the rear there is a newly fitted and spacious kitchen/dining room which features a cleverly created breakfast bar, Neff integrated appliances and has a south west facing aspect and access into the rear garden via bi-fold doors. A newly updated shower room completes the ground floor accommodation. On the first floor off a landing full of natural light lies a single bedroom and two double bedrooms with both the latter having built in storage and the master bedroom further benefiting from a large bay window. A recently updated family bathroom complete with feature wall tiles concludes the first floor. On the second floor there is a multi aspect bedroom which could easily be used as a home office or playroom.

Outside

To the rear lies a large south west facing garden which is mainly laid to lawn. The garden is also complete with mature borders/shrubs and two wood panelled storage sheds with a paved path running from top to bottom. Within the centre of the garden, almost separating it into two spaces lies a feature brick wall, perfect for growing climbing plants or roses up. To the front of the property there is driveway parking and a side gate which provides access into the rear garden.

Location

The property is located on a popular residential road a short distance to the south of Chichester's city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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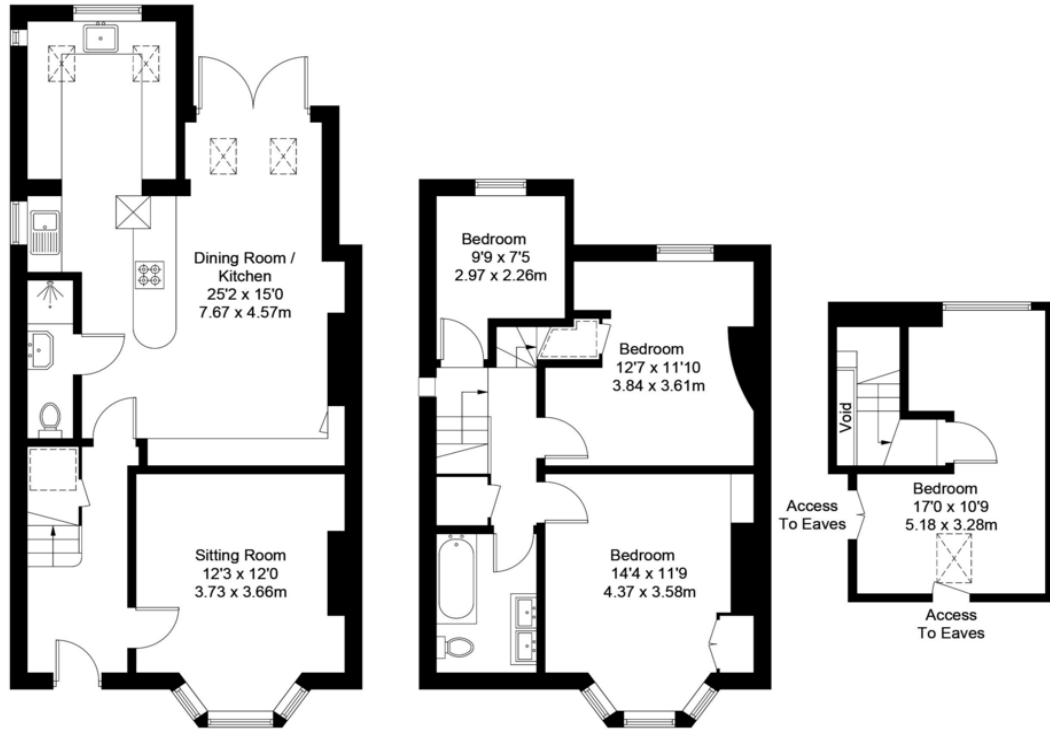


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APPROXIMATE GROSS INTERNAL AREA = 1336 SQ FT / 124.1 SQ M
(EXCLUDING VOID)



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Ground Floor

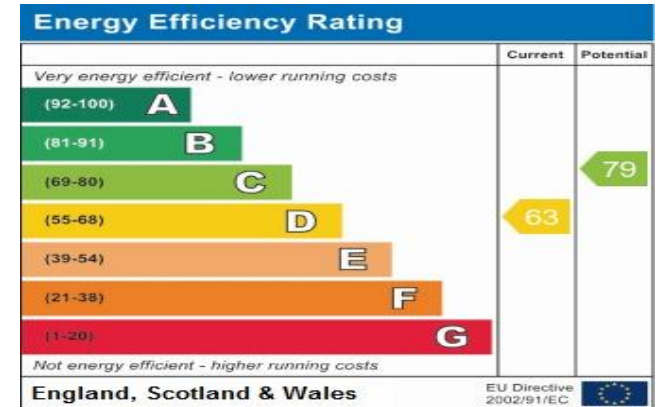
First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID784673)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

