



## 47 Lyndhurst Road, Chichester

A most attractive Edwardian house situated in the heart of the city



- ▶ **Extended accommodation**
- ▶ **Wood burning stove and an open fireplace**
- ▶ **Garage and gated parking space**
- ▶ **No onward chain**
- ▶ **Three reception areas**
- ▶ **Fabulous kitchen/dining room**
- ▶ **Modern bathroom and shower room**
- ▶ **South facing rear garden**

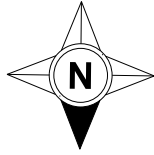
A rare opportunity to purchase a most attractive three bedroom Edwardian semi detached house in the centre of Chichester with the additional benefit of secure off road gated parking and a detached garage.

This elegant home is within the Conservation Area to the south of the Cattle Market in Lyndhurst Road, just half a mile level walk from East Street shopping precinct, in the heart of the city. In 2009 planning permission was granted for a ground floor extension which has subsequently been completed by the present owner to create a fabulous kitchen/dining room with French doors out to the south facing rear garden. This room has a part vaulted ceiling hosting three Velux windows providing extensive natural light. An opening from the dining area takes you through the family room/snug where there is wood burning stove recessed in a simple yet most attractive fireplace. The formal sitting room has a feature open fireplace and a deep bay window fitted with plantation shutters. A modern bathroom completed the ground floor. Upstairs there are three bedrooms and a shower room. Bedroom one extends the full width of the property having two windows, both with fitted shutters.

The rear garden is another key feature of the home with a well-proportioned patio giving way to lawn and borders. At the far end the garage and secure hardstanding are both accessed via Ettrick Close.

Chichester District Council - 23/24 Tax Band E £2,589.17





Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 182 sq ft / 16.9 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

From the Eastgate circulatory system, proceed south along Market Avenue. After passing the market carpark, turn left into Caledonian Road and follow the road round to the right leading into Lyndhurst Road. Number 47 is towards the end on the right.

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