



112 Whyke Lane, Chichester, PO19 8AS

Guide Price £575,000

 **Henry Adams**  
estate agents







# 112 Whyke Lane

Chichester

- An attractive older style detached house
- About ½ mile walk from city centre
- Three reception areas
- Ground and first floor bathroom
- South east rear garden
- Private drive and garage for small car\*

An extended three bedroom detached house, situated in a popular non estate location on the south side of the city about half a mile walk from the shopping centre.

The accommodation includes a formal sitting room at the front and an open plan kitchen/family room extension incorporating the original dining room at the rear. This is a spacious 'L' shaped room with French doors opening to the south facing rear garden from the family room area. There is also bathroom on the ground floor. A door from the kitchen opens to a long workshop/store widening at one end into garage suitable for a small car (\*Ford KA or similar). Upstairs there are three bedrooms and a second bathroom.

Outside, there is a courtyard style front garden enveloped by a mature hedge with an attractive tiled path and a block paved drive. The south east rear garden is attractively landscaped with a central lawn, patio and mature borders.

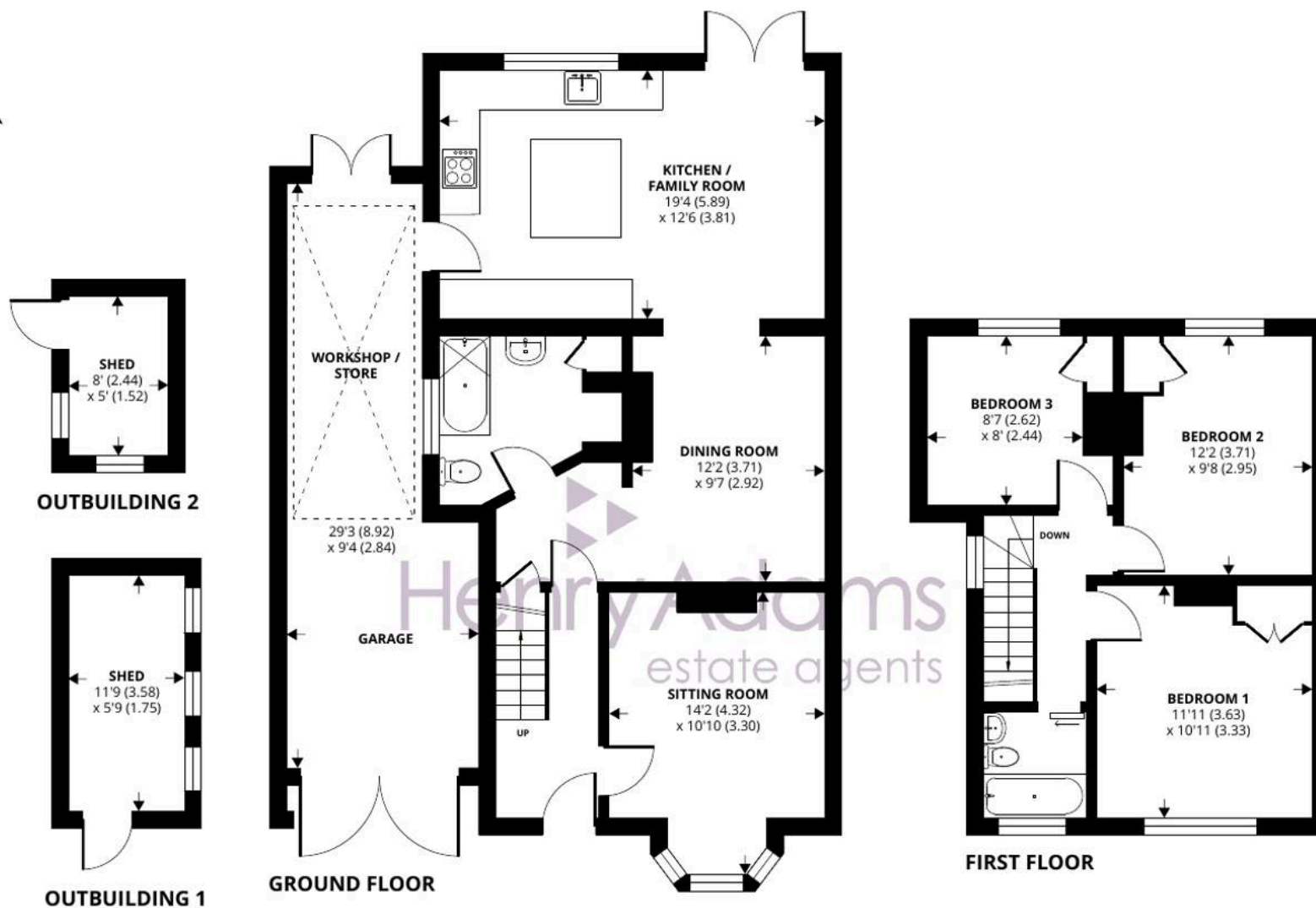
Chichester District Council - 24/25 Tax Band D £2225.10











## 112 Whyke Lane, Chichester

Approximate Area = 1116 sq ft / 103.6 sq m

Garage / Workshop / Store = 235 sq ft / 21.8 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 1460 sq ft / 135.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1091916



**Location** - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 excellent 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 Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. Take then next turning on the right into Whyke Road. Proceed over the railway crossing and take the next turning on the right into Kingsham Avenue and immediately right into Whyke Lane. Number 112 is on the left before Grove Road. what3words - motion.steer.soap

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://henryadams.co.uk)

