



15 South Bank, Chichester

An elegant Edwardian semi-detached house with a stylish contemporary twist



- ▶ **Stunning open plan kitchen/dining/family room**
- ▶ **Bi-folding doors to the rear garden**
- ▶ **Cozy sitting room with a log burner**
- ▶ **Four bedrooms**
- ▶ **Bathroom and shower room**
- ▶ **Attractive garden with a log cabin/summer house at the far end**
- ▶ **Convenient location close to Chichester canal and train station**
- ▶ **Off road parking for three cars**
- ▶ **Utility room**

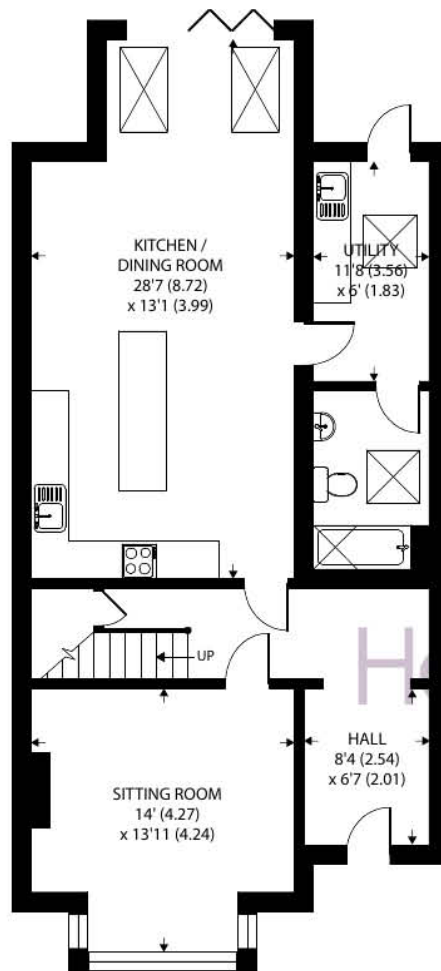
A stunning semi-detached Edwardian house that effortlessly combines timeless elegance with contemporary sophistication. This tastefully extended property has been thoughtfully curated by the present owner to create a seamless blend of classic charm and modern comfort.

Stepping inside, you are greeted by a welcoming ambience that flows throughout the residence. The highlight of this home is the captivating open plan kitchen/dining/family room, thoughtfully designed to be the heart of the home. Featuring bi-folding doors that lead to the well-kept rear garden, this space is perfect for both every-day living and entertaining guests. The ground floor also boasts a cosy sitting room complete with a charming log burner, a utility room, and a bathroom for added convenience. As you ascend the stairs, you will find four well-proportioned bedrooms. A shower room completes the upper level, ensuring ample accommodation for the whole family.

Outside, the attractive garden has a Dutch paving brick patio providing the ideal spot for alfresco dining. At the far end of the garden, a delightful log cabin/summer house awaits, offering additional flexible living space for a variety of purposes. Complementing the property, a block paved driveway provides off-road parking for up to three cars, ensuring both convenience and practicality for residents.

In summary, this refined semi-detached residence presents a rare opportunity to acquire a home that seamlessly blends Edwardian charm with contemporary style.

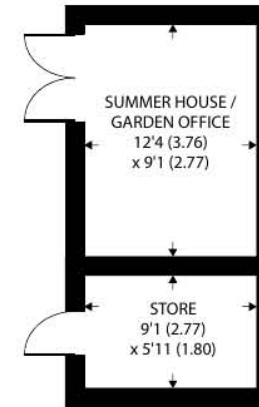




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Approximate Area = 1516 sq ft / 140.8 sq m

Outbuilding = 177 sq ft / 16.4 sq m

Total = 1693 sq ft / 157.3 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 property benefits from a convenient location, with the Chichester canal just a stone's throw away, providing a picturesque setting for leisurely strolls. For commuters, the mainline train station is less than a half-mile level walk, offering easy access to various destinations. There are also extensive leisure facilities on the doorstep including gym with pool. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, and Festival Theatre. 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 windsurfing from the beaches at West Wittering.

Directions

Head south over the railway line along Stockbridge Road and through the traffic lights. South Bank is the second turning on the left and number 15 is about half way down on the left.

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