



Bell & Blake
SALES & LETTINGS

18 Whyke Road, Chichester, West Sussex, PO19 7AN

Asking Price £795,000

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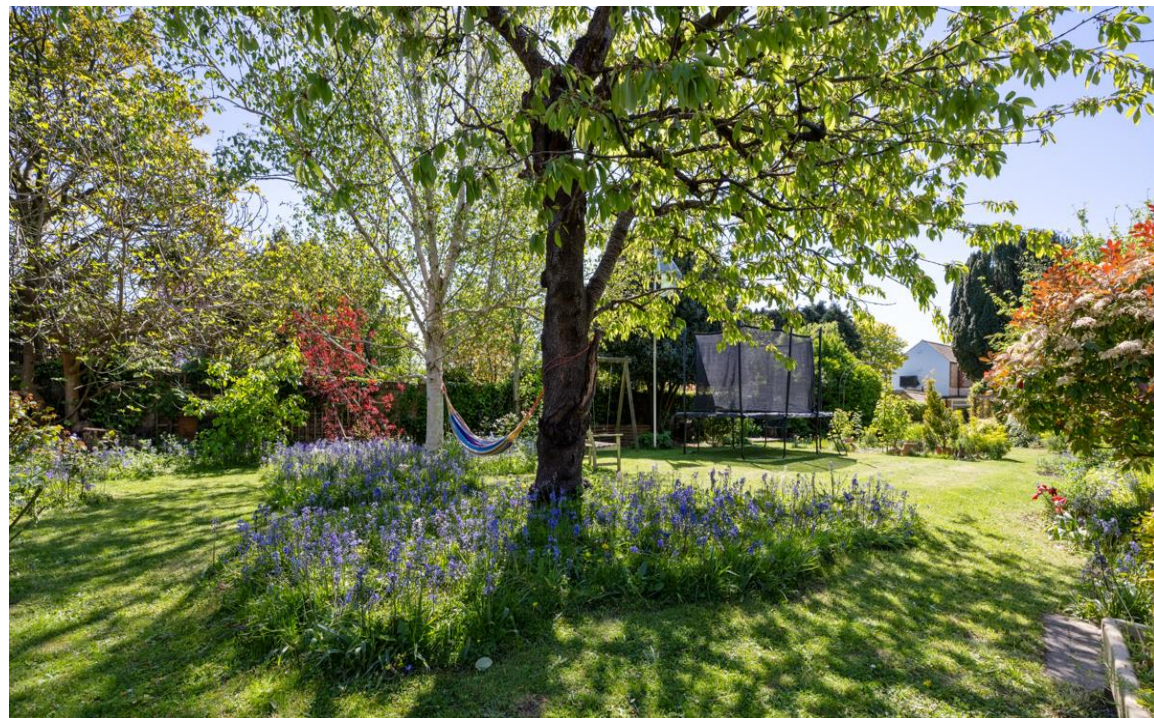
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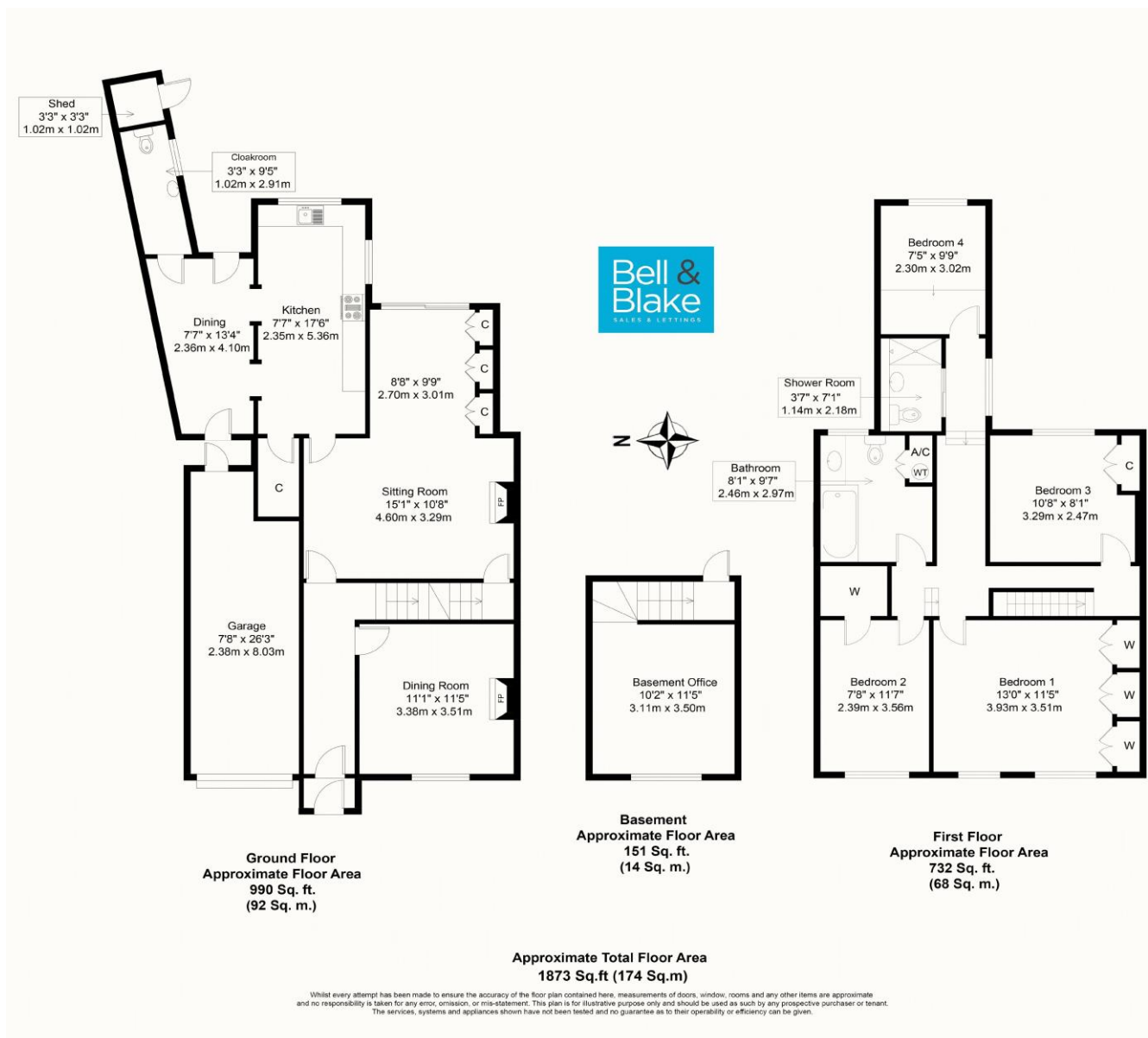


- › Fantastic opportunity and chain free!
- › Sought-after Whyke Road location within walking distance of Chichester city centre
- › Well-proportioned accommodation with excellent scope to enhance

A charming and characterful four-bedroom flint fronted Grade II listed semi-detached home, ideally positioned on Whyke Road within easy walking distance of Chichester city centre. This attractive property offers well-balanced and spacious accommodation throughout, presenting an excellent opportunity to create a superb family home. The ground floor features a welcoming reception room to the front, with a comfortable sitting room and bright sunroom overlooking the rear garden. There is also a kitchen/breakfast room, cloakroom, and access to a useful basement/study space. Upstairs, the first floor comprises four bedrooms served by two family bathrooms, providing flexible living for growing families. To the rear, the property boasts a surprisingly large garden for such a central location, offering fantastic potential for keen gardeners or those looking to further enhance the outdoor space. To the front, there is off-road parking, and a good-sized single garage. A wonderful home with great potential in a highly convenient location, early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax Band: F





These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		