



White Eaves

Chestnut Avenue, Chichester, West Sussex, PO19 5QE

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An impressive, substantial and beautifully appointed modern detached house located in a desirable tree-lined avenue just to the north of Chichester city centre.

Chichester City 1.5 miles, Goodwood and South Downs National Park 2 miles, Bosham Sailing Club 4-5 miles, West Wittering beach 11 miles. (All distances are approximate)

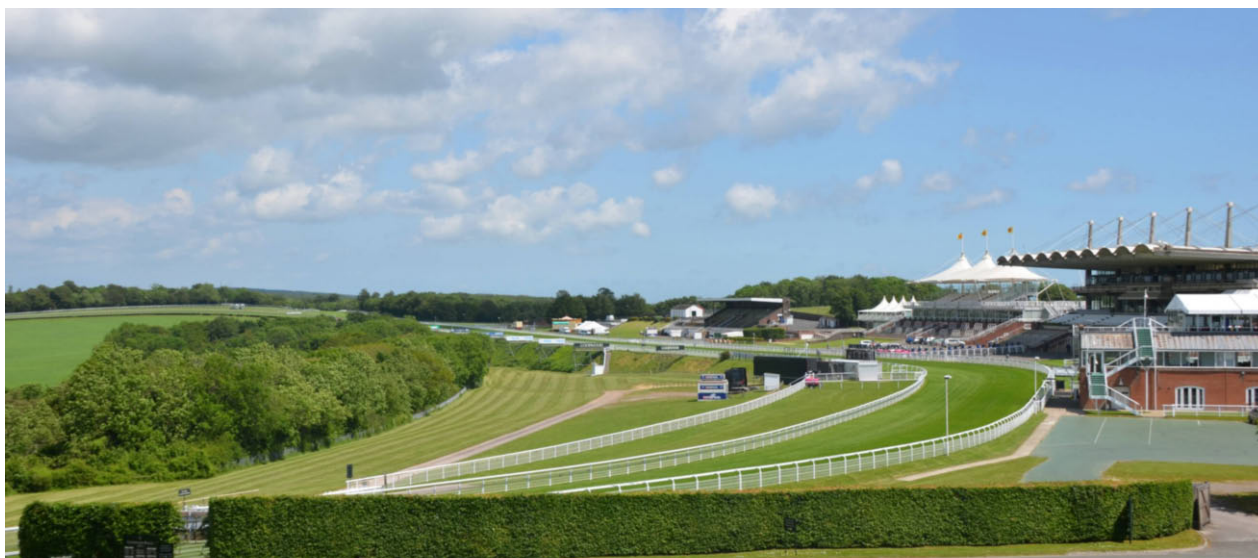
ACCOMMODATION

- Reception Hall
- Cloakroom
- Sitting Room
- Games/Dining Room
- Study
- Luxurious Kitchen/Breakfast/Dining Room
- Utility Room
- Principal Bedroom with En-Suite Bathroom and Dressing Area

- 5 Further Bedrooms, two with En-Suites.
- Family Bathroom
- Integrated Audio Speakers to a number of rooms
- Underfloor heating to the ground floor

OUTSIDE

- Electric remote controlled five-bar timber gates
- Front Garden and extensive parking area
- Garage
- West-facing rear garden
- Built in 2014 with guarantee





THE PROPERTY

White Eaves is an exceptional detached house of quality, built in 2014 by the reputable and recent award-winning developer Elberry Homes Ltd. The house offers substantial and versatile accommodation set over three floors.

On entering the house, the impressive reception hall leads to the principal ground floor rooms and cloakroom. The spacious sitting room has an attractive fireplace and tall windows overlooking the delightful rear garden. The dining room is currently used as a games room and overlooks the front garden and at the other side of the hall is the study. The magnificent kitchen/breakfast/dining room has a beautifully designed range of base and wall units with twin integrated eye-level ovens, induction hob and a central island/breakfast seating area. The kitchen is open-plan to a sun lounge area with a dual aspect and bi-folding doors opening to the rear sun terrace, neat lawn and well-screened private garden. A door leads to a useful utility room with matching cupboards, sink and plumbing for washing machine and tumble dryer.

On the first floor the landing gains natural light from an attractive sky light lantern and the landing leads to a fantastic principal bedroom which overlooks the rear garden and includes a walk-in dressing room area and a fabulous en-suite bathroom with a bath, twin wash-basins and separate shower. There are two further spacious en-suite double bedrooms to this floor. The staircase from the first floor landing leads up to the second floor landing with doors leading to three further bedrooms and a family bathroom. One of these bedrooms is particularly spacious and is currently used as a media room.



GARDENS AND GROUNDS

White Eaves is approached from a leafy tree-lined avenue through remote control five bar timber gates leading to a gravel driveway with plenty of turning space and parking for a number of vehicles. This also leads to the attached garage. The front garden is planted with shrubs and flowerbeds and trees which provide a pleasant leafy outlook. There is a side entrance and path which leads to the attractive well-screened private rear garden which has a west-facing aspect and is edged with mature borders and wood panel fencing. The rear garden is mainly laid to a neat lawn with shrubs and flower borders and there is a suntrap westerly aspect paved patio area adjacent to the house, providing a great space for patio furniture whilst relaxing in the afternoon sunshine.

SITUATION

The property is tucked away in a peaceful residential avenue in the leafy suburb of Summersdale. White Eaves is ideally placed for both access to the South Downs National Park just to the north and to the excellent shopping facilities in the City, about 1.5 miles to the south. Close at hand is the local convenience store/post office, medical centre with pharmacy, and the Brandy Hole Lane Nature Reserve, a copse of some 15 acres of woodland.

CHICHESTER

The historic cathedral city of Chichester has a fascinating history and considerable connections with the Roman Empire as seen by the archaeological remains of the City Walls. Trade and prosperity flourished particularly during the early 1800's with the construction of the imposing Corn Exchange in East Street. There is a lovely canal and there are several parks in and around the City. The city offers comprehensive shopping facilities with both national brands and an interesting variety of long established individual businesses and shops, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved City. Chichester Cathedral formally known as the









Cathedral Church of the Holy Trinity, was founded as a cathedral in 1075 when the seat of the Bishop was moved from Selsey. The spire of Chichester Cathedral, rising above the green copper roof, can be seen for many miles across the meadows of West Sussex. Events which take place at the Cathedral include lunch-time and evening concerts, lectures and talks and the annual flower festival. There is also a café with lovely garden within the grounds of the cathedral.

There is a wide choice of social and recreational activities include sports centres with swimming pools, cinemas, and a fine selection of restaurants, wine bars and bistros. In addition for those in pursuit of cultural activities there is the award winning Pallant House Gallery and Internationally renowned Festival Theatre. Schools in the area, both in the public and private sector include Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar and Bedales at Petersfield..

COUNTRY, COASTAL AND SPORTS

Sporting activities in the area include excellent sailing round Chichester Harbour and along the coast to nearby The Solent and Cowes, The Hamble and Lymington etc. Local events include horse racing at Goodwood and Fontwell, riding from nearby stables, polo at Cowdray Park, the Internationally renowned Goodwood Festival of Speed and Revival events for motoring enthusiasts. local golf clubs at Goodwood and Hunston. Much of the surrounding countryside is designated an Area of Outstanding Natural Beauty and the many miles of bridle paths in the South Downs are ideal for walking and riding. The Blue Flag sandy beach at West Wittering and Pagham harbour with protected wildlife are wonderful places to spend the day.

Further places of interest in the local area are: Fishbourne Roman Palace, West Dean College and Gardens,



Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, Tangmere Military Aviation Museum, the many attractions in Portsmouth and the historic houses of Arundel Castle, Goodwood House and Petworth House. Contemporary sculpture is exhibited in the grounds of Cass Sculpture Foundation near Goodwood.

COMMUNICATIONS

The railway station at Chichester provides access to London via Havant Waterloo (95 minutes) and to London Victoria (95 minutes) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 8 miles to the west and connects the South coast with London. From the A3(M) at junction 10 of the M25, access is provided to the major international airports at Heathrow and Gatwick. Southampton International Airport is about 28 miles to the west. The Port of Portsmouth, about 15 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

LOCAL AUTHORITIES

Chichester District Council

01243 785166

West Sussex County Council

01243 777100

SERVICES

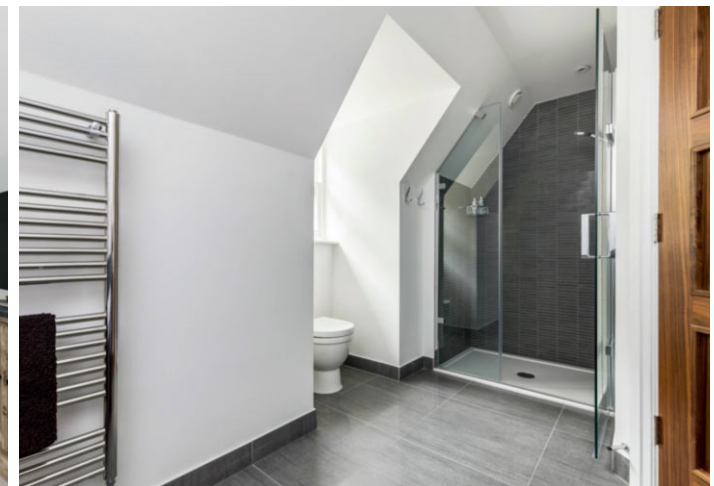
Mains water, electricity and drainage

Gas central heating

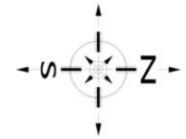
(Services have not been tested)


DIRECTIONS

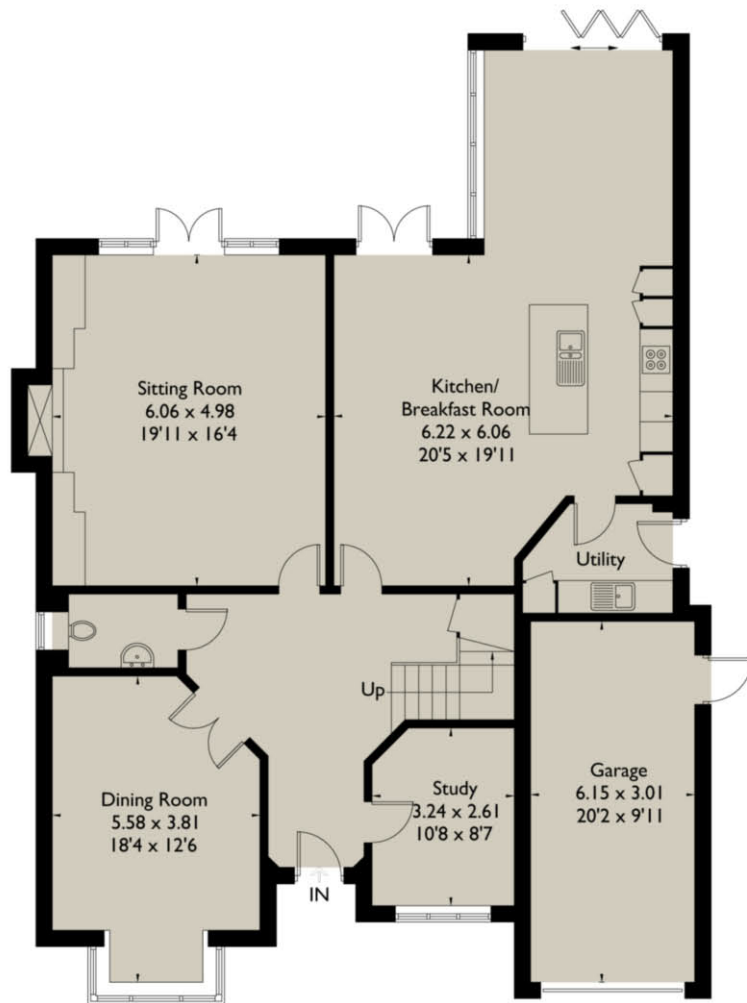
From Chichester take the A286 Broyle Road northwards towards Midhurst. Continue for about a mile and a half and then turn right into The Drive. After a short distance take the next turning into Chestnut Avenue and after about 50 metres the entrance to White Eaves will be found on the right-hand side.



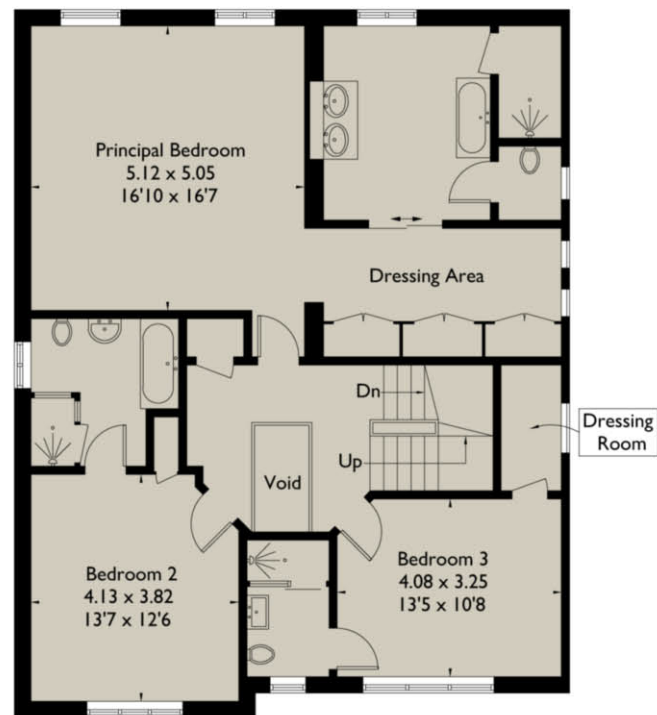
Approximate Gross Internal Area = 350.5 sq m / 3773 sq ft
(Including Garage / Excluding Eaves)



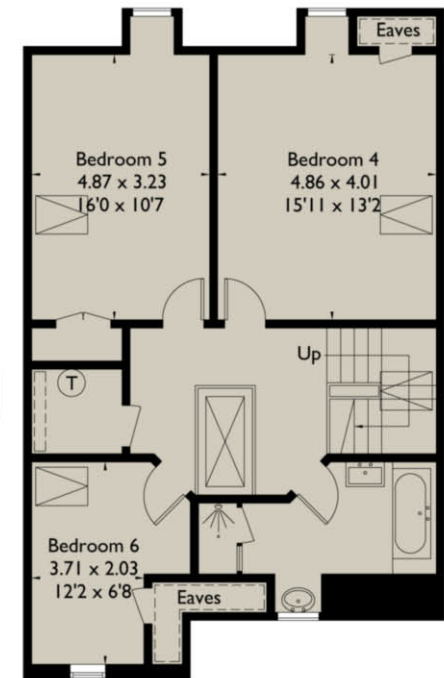
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor



01243 531010
chichester@humberts.com

2 Magnus Court, St Martins Street, Chichester, West
Sussex, PO19 1AF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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01243 531010

chichester@humberts.com

2 Magnus Court, St Martins Street, Chichester, West Sussex, PO19 1AF

