



Bell & Blake
SALES & LETTINGS

1 New Cottages, Coach Road, Shopwhyke, Chichester West Sussex

Asking Price £680,000

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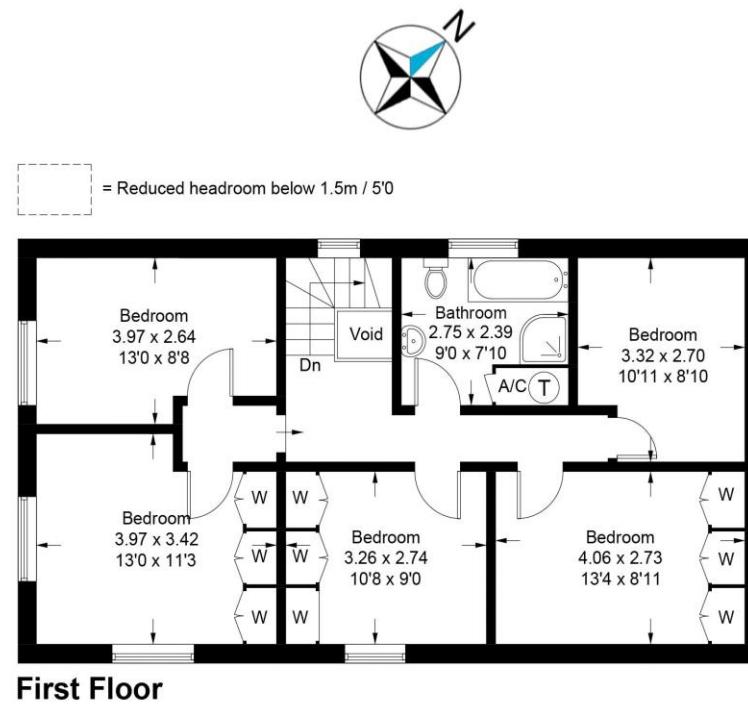
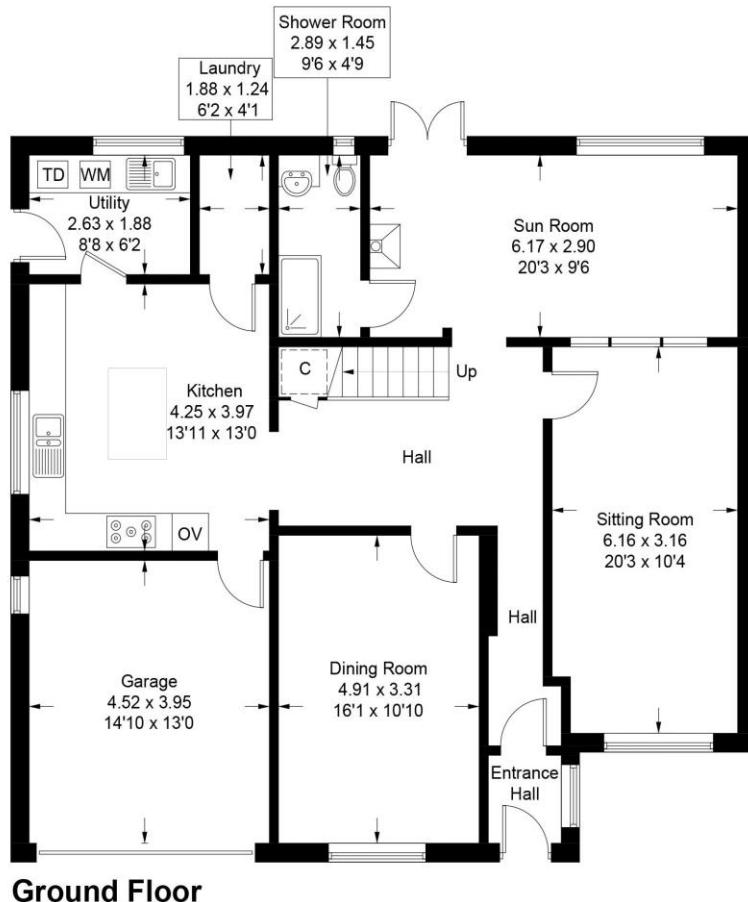
- Beautifully presented 5 bedroom extended house
- Driveway parking for multiple cars
- Two generous gardens one to the rear the other to the side
- All 5 bedrooms are doubles
- Move in condition

This deceptively spacious semi-detached five-bedroom home, located on a quite no through road on the outskirts of Chichester. The ground floor features three good size reception rooms, including a bright living room with a free-standing wood burner, French doors to the garden, and access to a shower room. The modern style kitchen with an island with seating space, integrated appliances, a walk-in larder, and a utility room. Upstairs, there are five double bedrooms, three with built-in wardrobes, and a family bathroom. Outside, the generous driveway provides ample off-street parking for multiple cars as well as garage access. The enclosed rear garden includes a lawn, mature flowerbeds, a vegetable garden with raised beds, a greenhouse and a shed, plus a paved entertaining area with a covered seating space, summer house, and raised pond. This is a fantastic family home in a lovely quiet location, viewing is essential to appreciate everything it has to offer.

Council Tax Band: E



New cottages



= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area
 Ground Floor = 122.9 sq m / 1323 sq ft
 First Floor = 71.6 sq m / 771 sq ft
 Total = 194.5 sq m / 2094 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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