













## AT A GLANCE

-  CHARMING 1920'S COTTAGE
-  3 BEDROOMS
-  IMPRESSIVE KITCHEN/LIVING/DINING AREA
-  SNUG
-  SOUTH EASTERLY GARDEN
-  CLOAKROOM, FAMILY BATHROOM
-  PRIME CITY CENTRE LOCATION
-  OFF ROAD PARKING FOR MULTIPLE VEHICLES
-  SHORT WALK TO ALL AMENITIES

\*\* Guide Price £650,000 - £700,000 \*\*

This delightful 1920's cottage, has been lovingly renovated to a high standard over recent years, creating a stunning 3-bedroom family home. Situated in a prime position in Chichester, this charming property offers parking for multiple vehicles and boasts a mature garden that backs onto the historic City Walls, with the Festival Theatre and City centre, just a short stroll away.







## ABOUT THE PROPERTY

Step into this enchanting home, seamlessly blending period charm with modern comfort.

The entrance hallway leads to a cosy snug, featuring a beautiful exposed brickwork fireplace and surround with fitted bookshelves and a cupboard underneath, perfect for a TV room.

The heart of the home, the kitchen area, is truly impressive. It boasts shaker-style units, a sophisticated mix of marble and solid wood worktops, a Belfast sink, an integrated dishwasher, and a 5-ring gas Rangemaster with an extractor hood overhead. The wooden flooring extends through the living area, complete with a log burner, and into the dining area, where a feature apex ceiling and double bi-fold doors lead out to the garden, creating a seamless indoor-outdoor living experience.

There is a separate cloakroom, which has been thoughtfully designed to house the laundry facilities, adding convenience and functionality of the home.

Ascend the staggered staircase with panel effect walls and a charming porthole window to the landing. Here, you will find the family bathroom, equipped with a modern white suite including a bath with a shower overhead, a W.C., and a sink with a vanity unit. The property offers three bedrooms, two of which are doubles, each featuring fitted wardrobes and decorative fire surrounds. The main bedroom offers spectacular views of the City Walls and the Cathedral.

The south-easterly garden is a true highlight, backing onto the North City Walls and featuring two decked entertaining areas amidst a plethora of mature flora, ensuring both shade and sun throughout the day. A useful side access allows for additional storage and convenient entry to the front driveway, making this property as practical as it is beautiful.

This stunning cottage is not just a home but a lifestyle, offering the perfect blend of historic charm, modern amenities, and a prime Chichester location. Don't miss the opportunity to make this exceptional property your own.

Contact Melanie @ NEXA to arrange a viewing.





















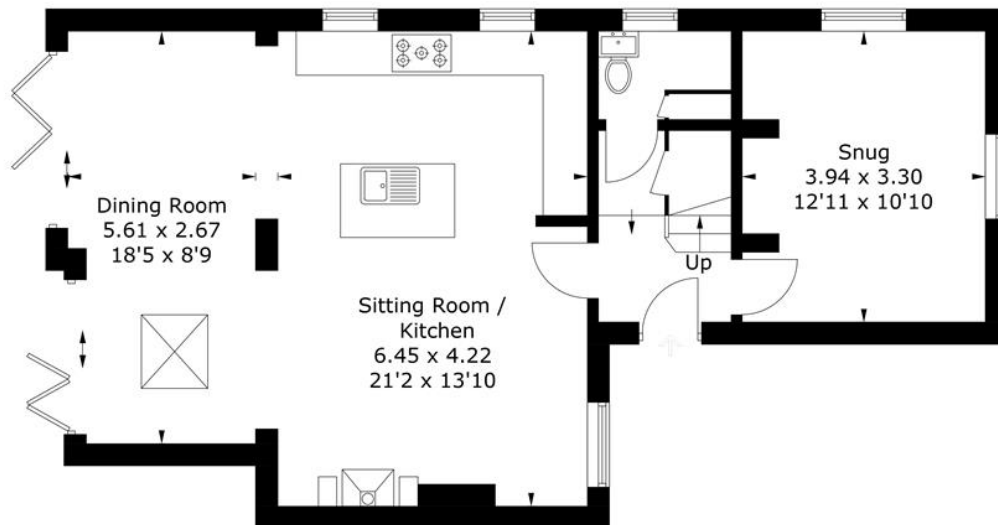




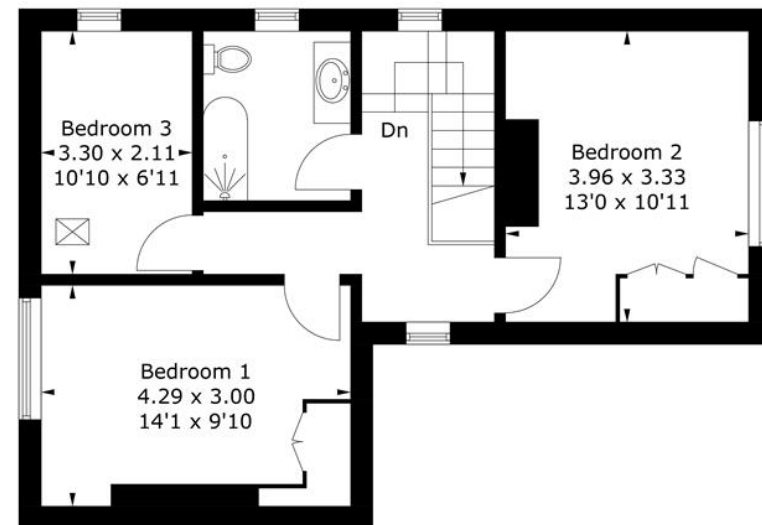


# 92, Orchard Street, PO19 1DE

Approximate Gross Internal Area = 112.9 sq m / 1215 sq ft



**Ground Floor**

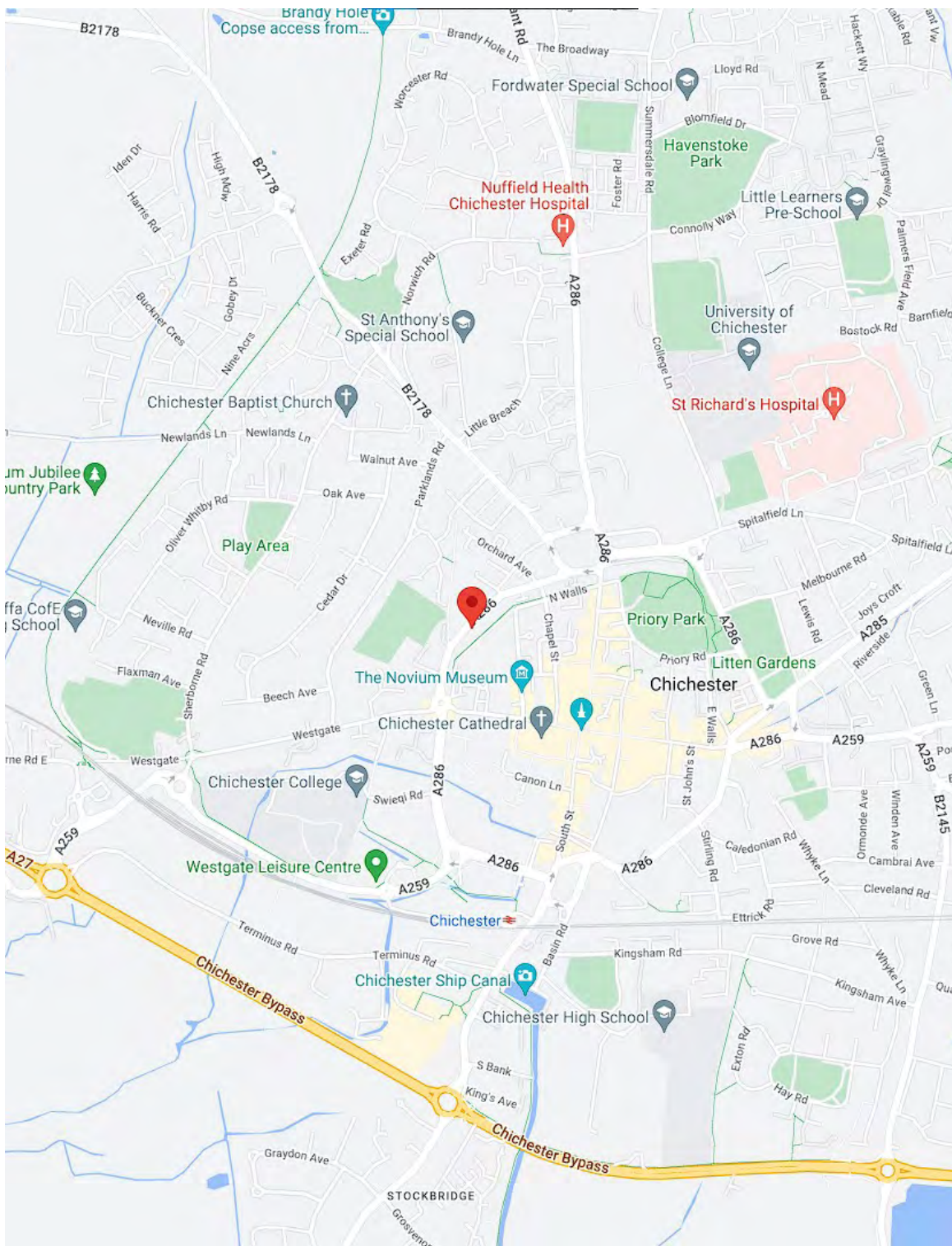


**First Floor**

**PRODUCED FOR NEXA PROPERTIES**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1085796)





## LOCATION

Chichester is a charming residential location nestled in West Sussex, England. Renowned for its historic architecture, vibrant culture, and picturesque surroundings, it offers a peaceful yet lively atmosphere. With a mix of period properties and modern developments, Chichester provides a perfect blend of traditional charm and contemporary living.





## THE AGENT

Melanie Longlands MNAEA  
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## PROPERTIES



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