















AT A GLANCE

-  Superb Location Close To Theatre
-  Three Double Bedrooms
-  Two Shower Rooms -One En-Suite
-  Beautifully Presented - Chic Decor
-  Private Walled South Facing Garden
-  Private Parking For Two
-  Gas Central Heating
-  Less Than A Mile To City Cross
-  Modern Fitted Kitchen
-  Utility Room With W.C.





ABOUT THE PROPERTY

Christopher Smeed @ NEXA Properties is proud to present this most impressive semi-detached property less than a mile from the City centre of Chichester. The current owners, who purchased this home from new, have made significant improvements to the ground floor design, creating a superb open-plan area with stunning wood flooring and stylish décor with modern art throughout.

The upgraded kitchen features two integrated fridges and freezers, side by side, offering a hidden American-style setup perfect for parties, ensuring ample food and drink for guests. This double-aspect room boasts an oversized window to the front and full-height windows with patio doors on cathedral hinges, leading to a private south-facing garden.

The ground floor also includes a useful utility room with a w.c, basin, work surface, washing machine, tumble dryer, and large floor-to-ceiling storage cupboards. On the first floor, off a landing with an airing cupboard, you'll find three double bedrooms. The master bedroom, with a Juliette balcony, features built-in double wardrobes and an en-suite shower room with a Juliette balcony and double shower. The family bathroom, like the en-suite, is fully tiled and includes a three-piece suite with a shower and glass screen.

The south-facing, walled garden includes a deck area, paved patio, ample seating, and a designated space for a hot tub with outside power points and lighting. A gate leads to the parking area, suitable for two vehicles, and there is a useful storage shed.





ABOUT THE PROPERTY

The historic city of Chichester offers a wide range of shops, both independent and chain, as well as many restaurants. The renowned Chichester Festival Theatre is famous for its productions, many of which have transferred to the West End or toured nationally and internationally over the past six decades, ranging from musicals to significant new plays and classic revivals. This property is a perfect blend of modern living and historic charm.

Goodwood is also close by and offers an abundance of world famous events held annually including Glorious Good Races, The Festival of Speed and Revival. If you have never experienced any of these events you are in for a real treat.

If a more leisurely experience is desired then you have Chichester Marina with excellent facilities for yachts and motor cruisers or just enjoying a drink over the harbour. For those wanting more exciting sailing then the area has many RYA sailing clubs. Itchenor, Bosham & Emsworth to mention a few.

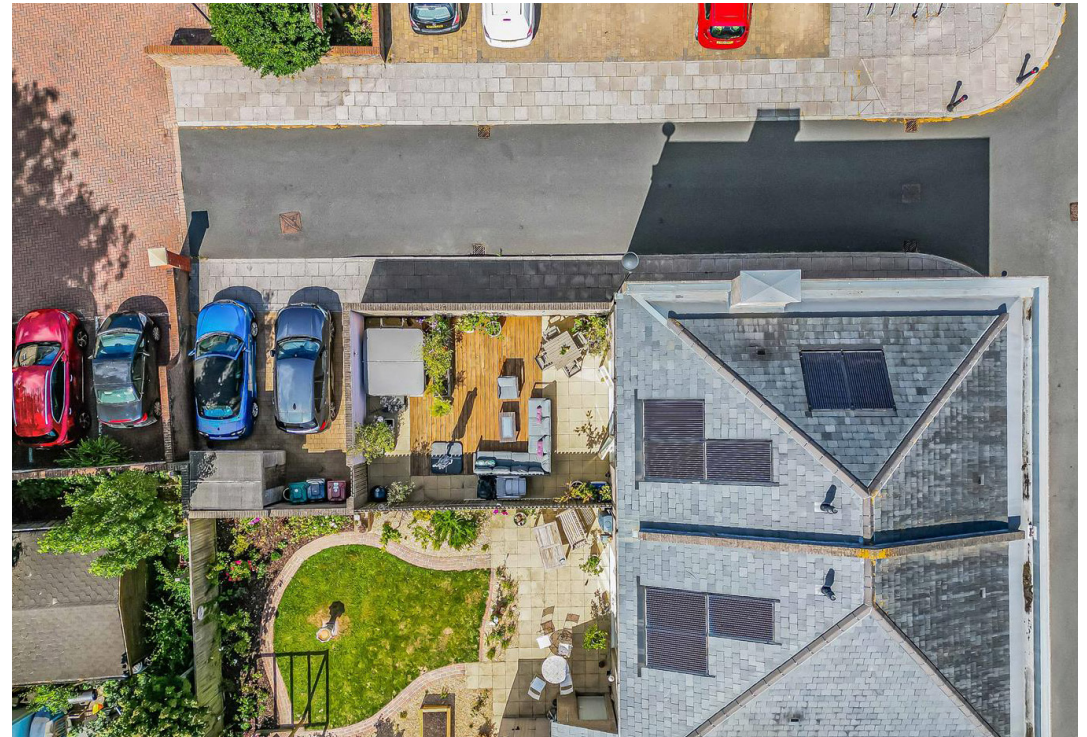
Witterings is just one of the many beaches within 5 miles of the city enjoying endless summer sun soaked days or walks along the shore at the rest of the year.

The South Down's offer some of the country's most tranquil walks and cycling for many and a great place to enjoy.



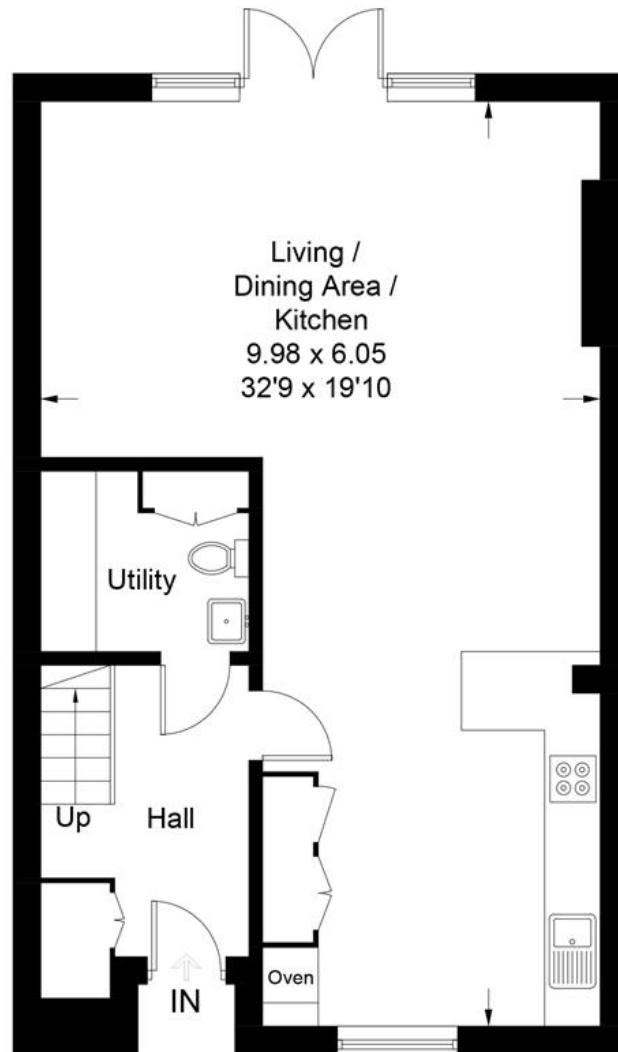




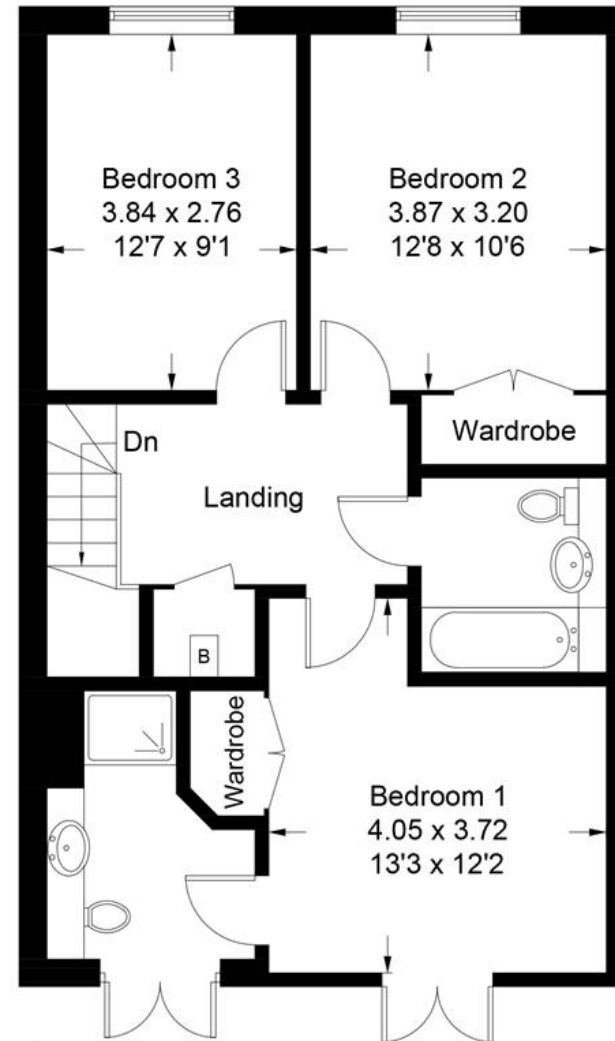


2 Charlotte Avenue, Chichester, PO19 0BX

Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID823635)



LOCATION

Chichester, unlike many cities, offers the very best of both countryside and the sea. To the south of the city, you have award-winning beaches at Witterings and a beautiful marina, plus several RYA sailing clubs. To the north of the city, you have the South Downs, providing endless walks and cycle paths.

Goodwood Racing comes in two formats. Horse racing here offers the most spectacular views over the downs as you watch riders race to the finish line at one of the country's finest courses. Goodwood also has an enviable motor racing circuit, celebrating the Festival of Speed, which is superb for any petrol head, or Revival, which takes you back through the decades and offers a magical day for any age group.

From Chichester, you can travel to London Victoria and also Gatwick Airport, connecting you with Europe. A trip to Gunwharf Quays at Portsmouth by train will also provide much entertainment.

Chichester also has the famous Festival Theatre. This unusual hexagon theatre offers some of the very best shows and plays from the West End. This lovely theatre is a mere 20-minute walk from the development.

These truly are the most impressive properties in a truly wonderful city.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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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.





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