



## Fairhaven Place, Kings Avenue, Chichester, PO19 8FF

- An Impressive Three Bedroom Detached Family Home
- Modern Open Separate Kitchen Diner
- Superb Sunny Garden & Balcony With River Views
- Prime Central Chichester Location

## ASKING PRICE OF £695,000

- Garage & Parking For Two Cars
- Separate Utility Room & En Suite Shower Room
- Excellent Local Schools Nearby
- No Onward Chain



This exceptional three-bedroom detached family home, located in the highly sought-after Fairhaven Place on Kings Avenue, is presented in impeccable condition throughout and offers luxurious living in one of Chichester's most desirable locations.

As you step into the property, you are greeted by a spacious and elegant entrance hallway. To your right, double doors open into a well-appointed living room, perfect for relaxation and entertaining. Moving further down the hallway, the home opens into a breathtaking open-plan kitchen and dining area, the true centrepiece of the home. The kitchen is fully equipped with top-of-the-line fitted appliances, including a fridge-freezer, and provides ample storage space, ensuring a seamless cooking experience. Adjacent to the kitchen is a convenient utility room, with a side door leading out to the garden. From the spacious and light-filled dining area, stunning double doors lead you into the pristine garden, making it ideal for alfresco dining and summer gatherings.

Upstairs, the home continues to impress with a generous landing leading to two large, luxurious double bedrooms, a single bedroom, and a stylishly designed family bathroom. The elegant master suite features an ensuite shower room, complete with his-and-hers wardrobes, and boasts a private balcony that offers breathtaking views over Chichester Canal. The second bedroom benefits from expansive built-in wardrobes, while the third bedroom is perfectly suited as a guest room, nursery, or home office. The exquisite family bathroom features a sumptuous roll-top bath, a sleek walk-in shower, a vanity sink unit, and a button-flush toilet—offering a spa-like experience in the comfort of your own home.

Outside, the garden offers both elegantly manicured lawn and patio areas, providing the perfect space to sit and enjoy the sun, all while overlooking the tranquil Chichester Canal. The property also benefits from a private single garage with parking for two cars, as well as additional visitor parking.

This home's exceptional location places you within easy walking distance of Chichester's vibrant town centre, the renowned Chichester Festival Theatre, and Chichester station, which offers direct links to London and Gatwick. Families will appreciate the highly rated local schools and the easy access to major roads such as the A27 and A259.

This outstanding property offers unrivalled style, comfort, and convenience, making it the perfect home for any discerning family.



# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY  
6' 1" x 17' 6" (1.86m x 5.34m)

KITCHEN/DINER  
19' 7" x 12' 1" (5.98m x 3.68m)

LIVING ROOM  
13' 0" x 15' 11" (3.96m x 4.85m)

UTILITY ROOM  
9' 5" x 6' 2" (2.87m x 1.88m)

## FIRST FLOOR

LANDING

BATHROOM  
9' 4" x 9' 0" (2.84m x 2.73m)

BEDROOM TWO  
12' 8" x 10' 8" (3.85m x 3.26m)

BEDROOM ONE  
13' 01" x 12' 02" (4.00m x 3.72m)

EN SUITE  
3' 11" x 12' 2" (1.19m x 3.72m)

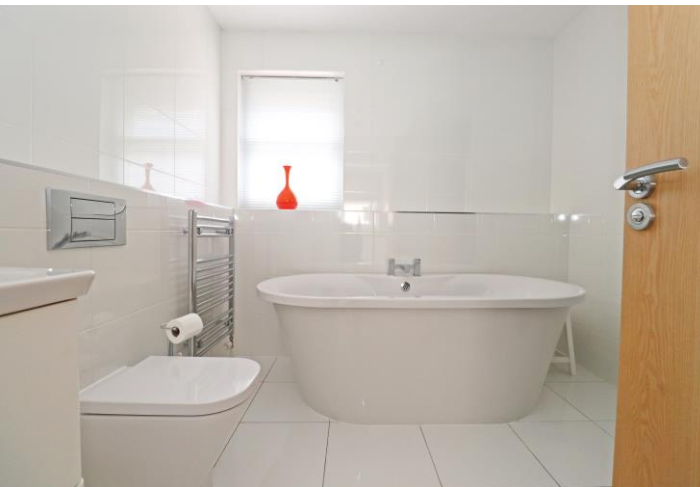
BEDROOM THREE  
6' 8" x 10' 6" (2.04m x 3.19m)

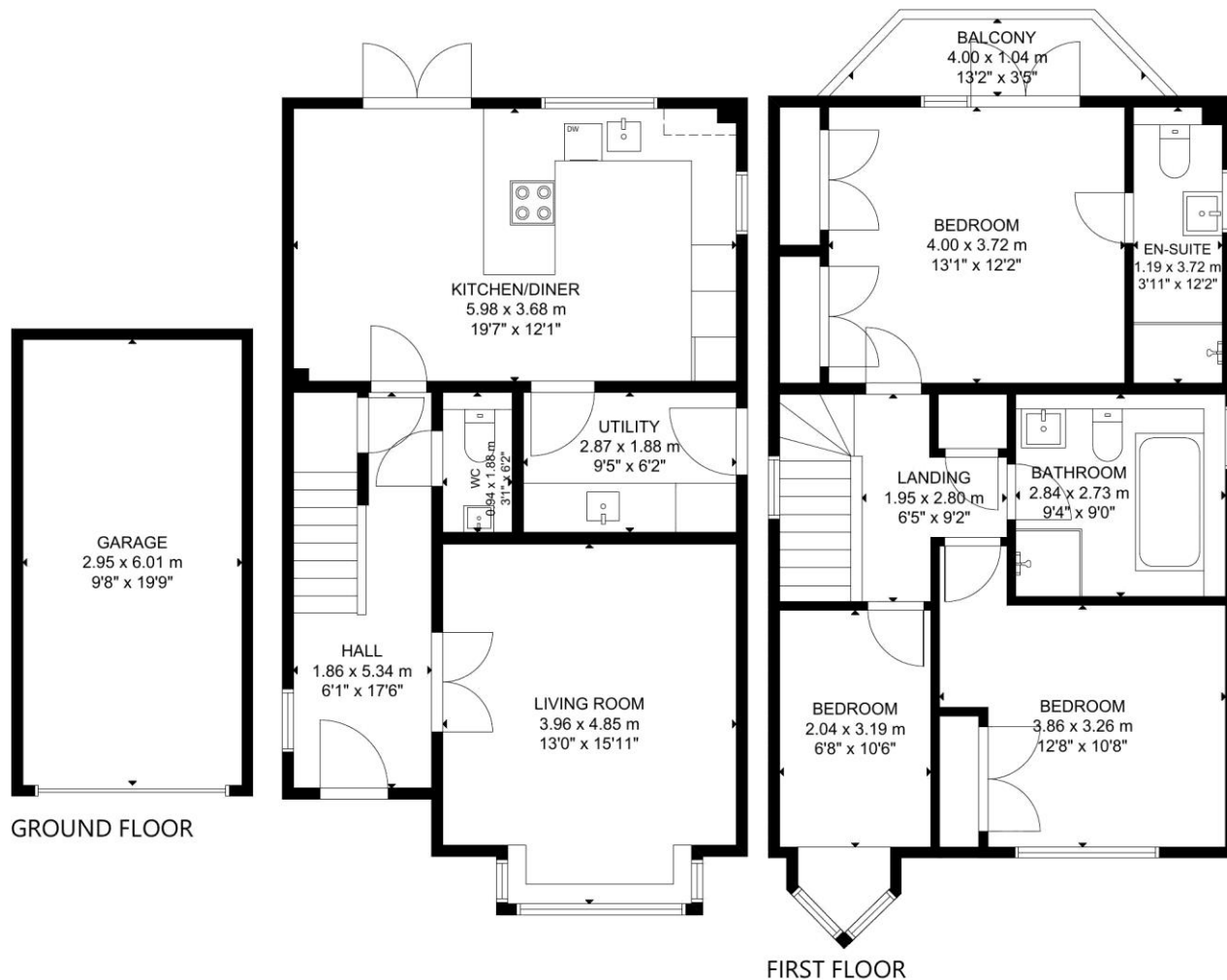
## OUTSIDE

BALCONY

GARDEN

GARAGE & DRIVEWAY





GROSS INTERNAL AREA  
 TOTAL: 121 m<sup>2</sup>/1,300 sq ft  
 GROUND FLOOR: 60 m<sup>2</sup>/644 sq ft, FIRST FLOOR: 61 m<sup>2</sup>/656 sq ft  
 EXCLUDED AREA: GARAGE: 18 m<sup>2</sup>/191 sq ft, BALCONY: 4 m<sup>2</sup>/40 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Picture this...**

Why not take a short walk into town and really soak up Chichester's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll through town one evening to Chichester Festival Theatre and treat yourself to an award winning show.

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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