





1 Jubilee Mews, Chichester

A detached four double bed roomed house within a gated development.



- ▶ **Modern Victorian style villa**
- ▶ **High end fixtures and fittings**
- ▶ **Superb kitchen/dining/family room**
- ▶ **Principal & guest bedroom both with en-suite shower rooms**
- ▶ **Two parking spaces**
- ▶ **Short walk from the city centre**
- ▶ **Sonos hub system throughout**
- ▶ **Bi-fold doors to garden**
- ▶ **Four double bedrooms**
- ▶ **No forward chain**

Situated in a gated development of only three houses, this modern four double bed roomed house has been built in a Victorian style within a short level walk of Chichester city centre. Completed in circa 2013, this beautiful home offers a fabulous combination of character, contemporary style and versatility. There are many attractive features to this home including American walnut flooring, Sonos hub system, underfloor heating throughout the ground floor and double glazed sash windows. All the cloak and bath facilities have walnut vanity units and modern fittings.

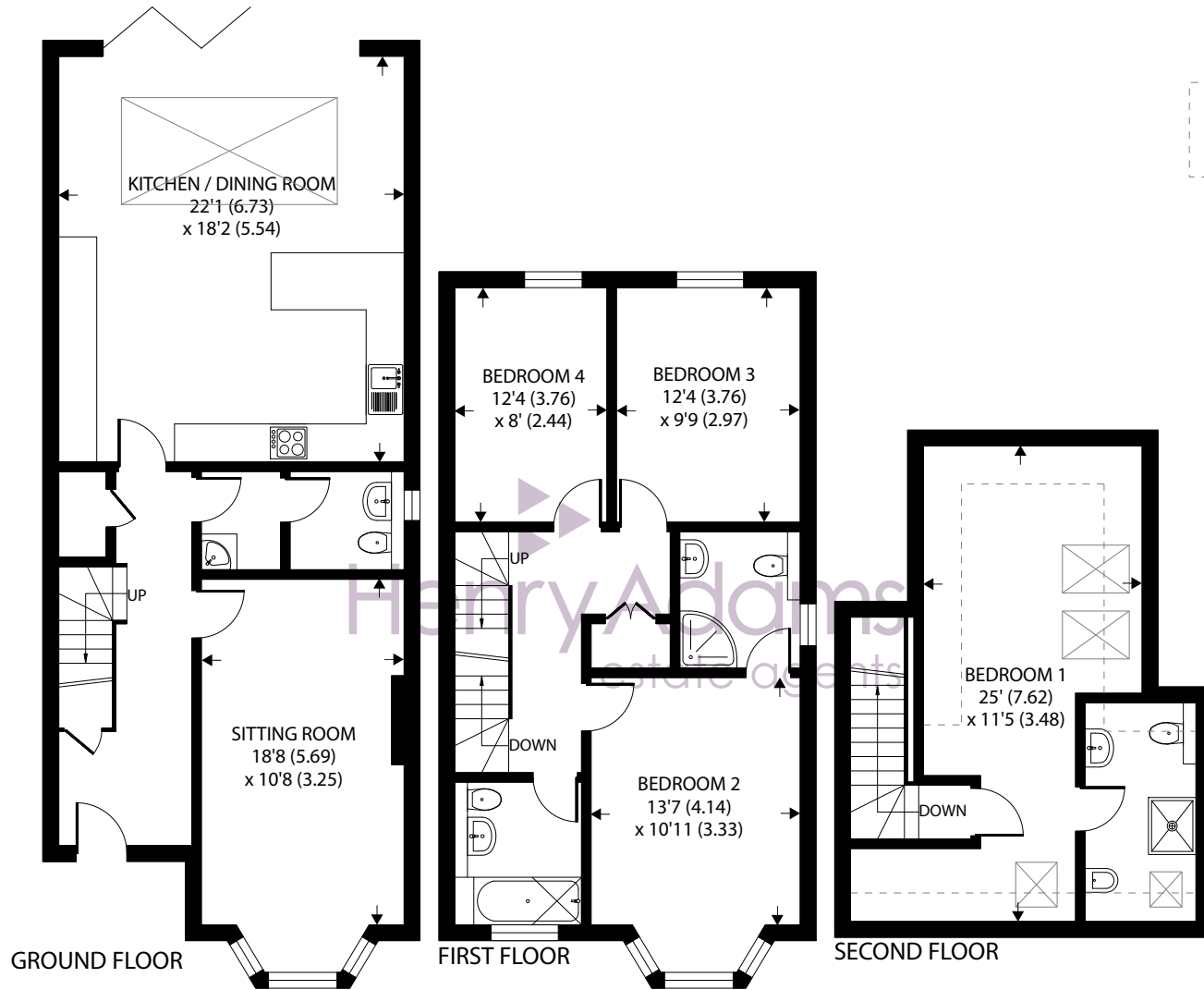
The sitting room is a light spacious room with a bay window and gas fire with an attractive stone surround. The kitchen/dining/family room is a salient feature room with high gloss units, stone quartz worktops, 'Neff' integrated appliances, 5 ring as hob, double oven, microwave, coffee machine, dishwasher, an American sized fridge/freezer and wine cooler. There is plenty of space for a large dining table making it a perfect space for families and entertaining. There is glazed roof lantern flooding the room with light and bi-fold doors out to the garden. Completely the ground floor accommodation is a large utility/cloakroom.

On the first floor there are three bedrooms and a family bathroom. The guest bedroom has an en-suite shower room. On the second floor is the principal bedroom and an en-suite shower room with a rain shower.









Approximate Area = 1710 sq ft / 158.8 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 1815 sq ft / 168.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside, there are two parking spaces to the front. To the rear there is a delightful enclosed rear garden with paving and the rest being laid to lawn.

Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Whyke Road (B2145) in Chichester proceed in a southerly direction, taking the second turning on the right into Cleveland Road. At the end of Cleveland Road turn left into Whyke Lane. Jubilee Mews is towards the end on the right.

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Chichester District Council – 24/25 Tax Band F £3,214.03

