



Iris Cottage, 138 Whyke Road, Chichester, PO19 8HT

Guide Price £600,000



# Iris Cottage, Chichester

A charming period home combining character features and the comfort of modern fittings.

- Spacious and versatile accommodation
- Tastefully extended
- Large open plan kitchen/family room
- Formal sitting room
- Snug/bedroom four
- Ground floor shower room
- First floor bathroom
- Attractive garden

This impressive four bedroom semi-detached period was the subject of extensive yet sympathetic modernisation and improvement program. The present owner has subsequently commissioned same company to extend the property to create a fabulous dual aspect sitting room with a vaulted ceiling and wide bi-folding doors opening onto the rear garden.

Approached via an attractive porch, the front door opens into a spacious open plan living space incorporating the large dining room/family room and classic kitchen with an integrated electric oven, ceramic hob, cooker hood and dishwasher. There is also thermostatically underfloor heating in the kitchen. The accommodation continues through to a snug/bedroom four with feature period fireplace and a ground floor double shower/cloakroom. Upstairs, there are two double bedrooms (the main bedroom having a feature period fireplace) and a good sized single bedroom. Completing the first floor accommodation is a modern family bathroom including a separate shower. The loft has been boarded to allow a good level of storage accessed by a pull down loft ladder.







Approximate Area = 1160 sq ft / 107.7 sq m  
 Outbuilding = 175 sq ft / 16.2 sq m  
 Total = 1335 sq ft / 123.9 sq m

For identification only - Not to scale



**Outside** - The property is complemented by an attractive garden with a paved patio and steps up to a raised lawn and beds. There is a pedestrian side gate from Whyke lane as well as double gates opening to a hardstanding area where there is a timber workshop/store and office, both with light and power. There is permission for the kerb to be dropped.

**Location** - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 excellent 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 The Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. Take then next turning on the right into Whyke Road. Proceed over the railway crossing and the property is on the corner of Whyke Road and the turning right into Kingsham Avenue. what3words - spoon.dairy.votes

Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-D

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://henryadams.co.uk)

