





120 Cedar Drive, Chichester

A stunning detached family house in a convenient and much sought after location

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- ▶ 2,218 sqft of pure luxury
- ▶ Large welcoming entrance hall
- ▶ Two en-suite bedrooms
- ▶ Gas central heating, part under floor
- ▶ Bright spacious accommodation
- ▶ Three reception rooms
- ▶ Ground floor shower room
- ▶ No onward chain

A truly exceptional five bedroom detached family house situated in a highly sought after residential setting in Parklands, about three quarters of a mile from the city centre. Significantly extended by the present owners the stunning home offers bright spacious accommodation that will appeal to the most discerning of purchasers.

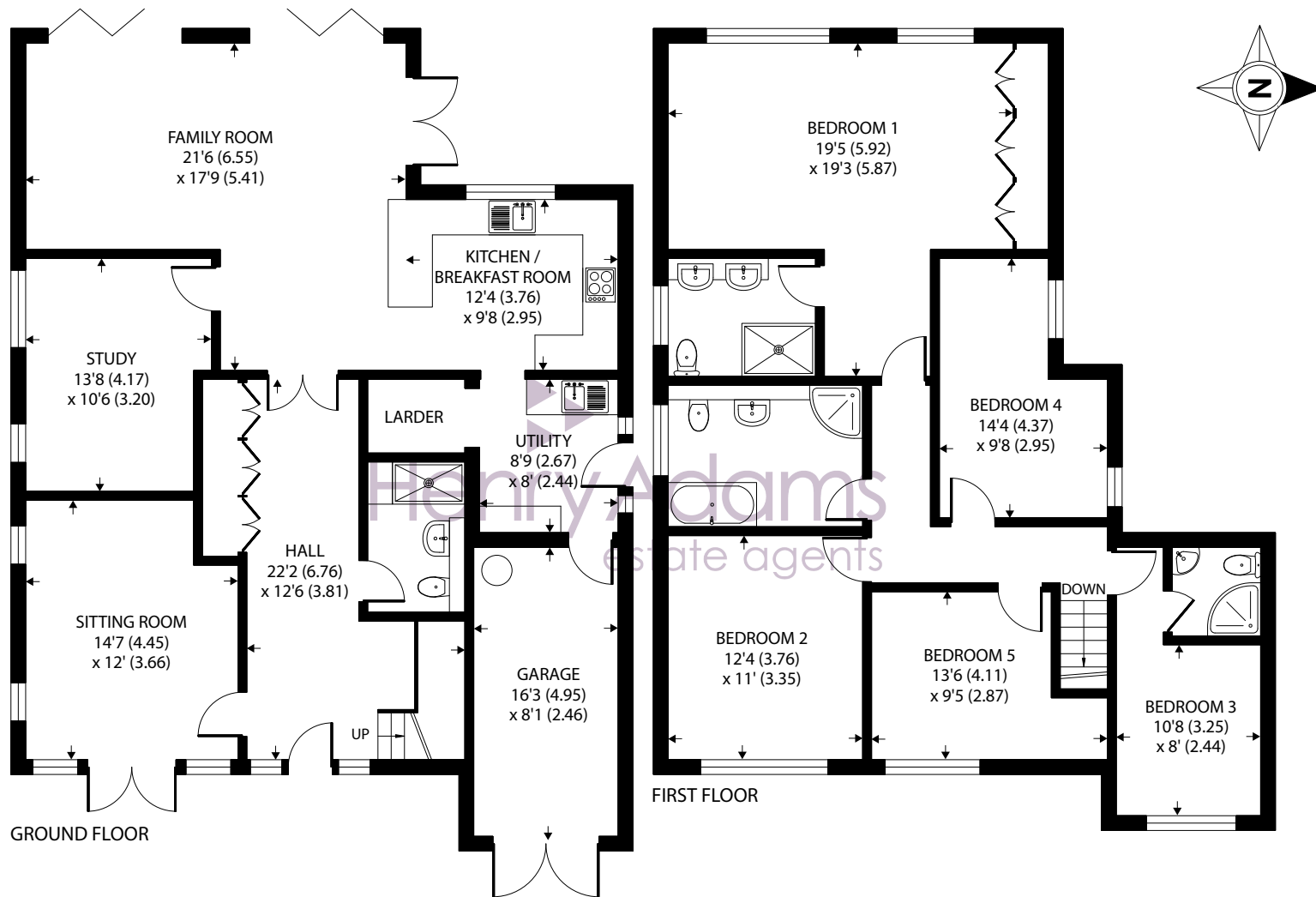
The moment you step over the threshold you are welcomed by the imposing entrance hall with its engineered oak floor, bank of built in storage cupboards and luxury cloakroom/shower room to one side. Double doors lead you into the fabulous open plan family room/kitchen breakfast room overlooking the west facing rear garden. The family room area has a feature vibrant red Piazzetta wood burner and two sets of bi folding doors, plus French doors opening to the garden. The beautifully appointed kitchen includes an excellent range of high gloss fronted cupboards, contrasting granite worktops and breakfast bar, and a Range Style Britannia cooker with twin electric ovens a six-burner gas hob and a griddle. A separate utility room features a walk-in larder. The ground floor accommodation continues with a formal sitting room and study. Upstairs there are five bedrooms and a large family bathroom. Both the principal bedroom and one guest bedroom have en-suite shower rooms proving that extra touch of luxury.

Chichester District Council - 24/25 Tax Band E £2,719.56









Approximate Area = 2218 sq ft / 206.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 2351 sq ft / 218.4 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, the front garden has sleeper beds and a wide block paved drive leading to the garage. At the rear the garden has a patio giving way to lawn and shrub borders with a mature oak in the far corner.

Location

Cedar Drive is in a highly sought after position convenient to the north west of the city centre with local shops and schools close by. 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 famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions

Proceed out of Chichester along Westgate taking the third turning on the right into Parklands Road. Take the first left into Beech Avenue and at the end turn right into Cedar Drive. Take the first left (Cedar Drive) and number 120 is on the left. what3words -tens.premature.earl



