



2 New Cottages, Coach Road, Shopwhyke, Chichester, PO20 2BG

Guide Price £685,000



2 New Cottages, Shopwhyke

A versatile home offering character and space.

- Quiet no through road
- Semi-detached period home
- Architectural glass extension
- Kitchen/breakfast room
- Dining room and sitting room
- Office
- Four bedrooms
- En-suite shower room and family bathroom
- Spacious driveway allowing ample parking

This four-bedroom period home situated on a quiet no-through road on the outskirts of Chichester, offers a seamless blend of original character and thoughtfully designed modern additions. Extended over the years, it now provides spacious and versatile living, ideal for family life.

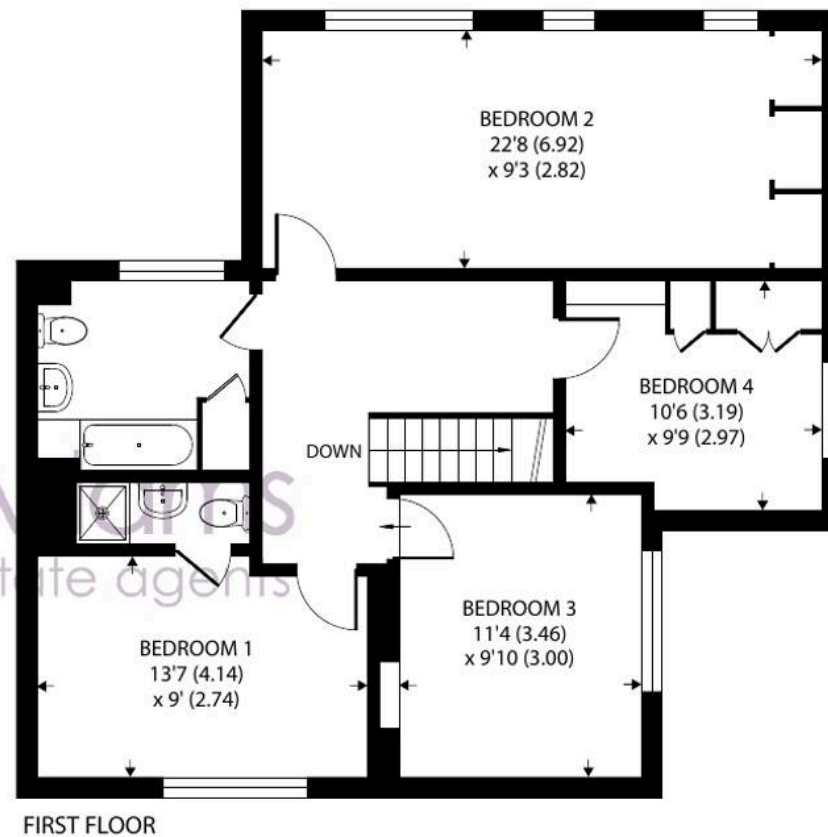
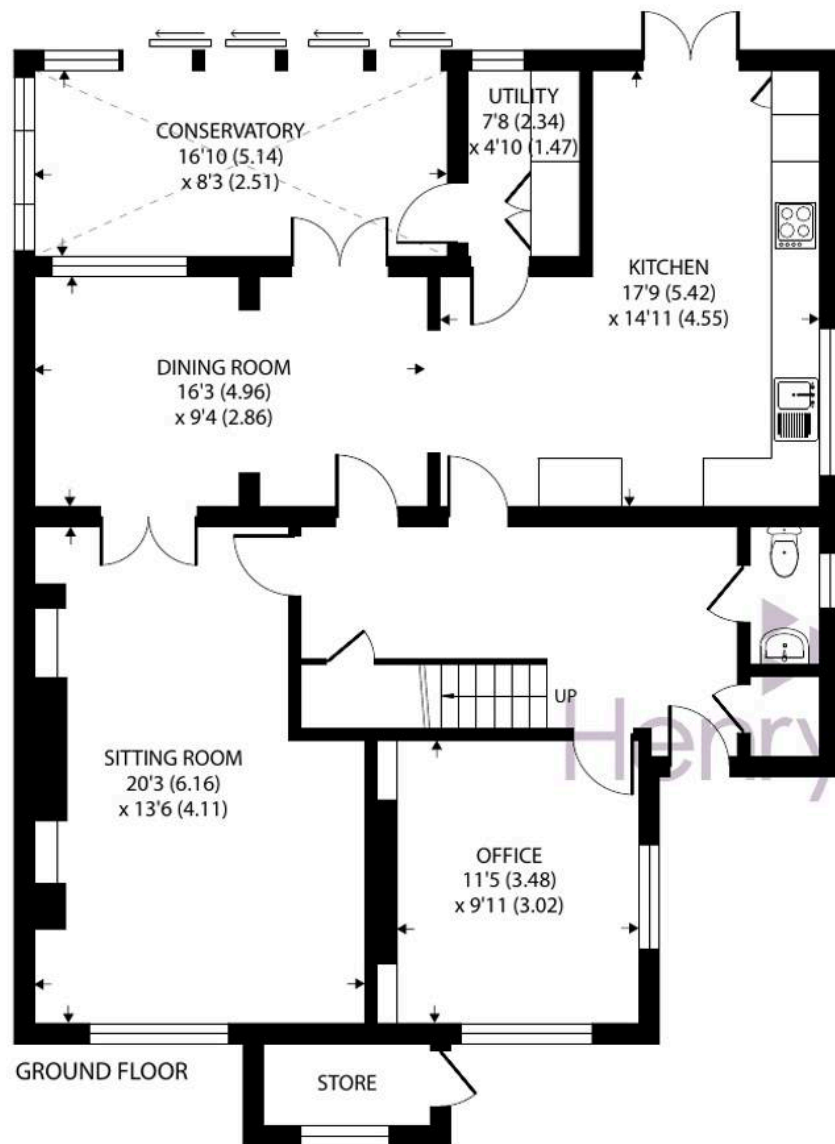
The ground floor features a warm and inviting sitting room, a stylish kitchen/breakfast room fitted with classic shaker-style cabinetry and integrated appliances, a dedicated dining area, a practical utility room and a striking architectural glass extension with sliding doors opening onto the rear garden, perfect for entertaining or simply enjoying the outlook. An office/hobby room and a cloakroom/WC complete the ground floor accommodation.

Upstairs, there are four generously proportioned double bedrooms. The guest room benefits from a private shower room and a well-appointed bathroom is located off the gallery landing, offering comfort and flexibility for a growing family or those requiring additional space.









Approximate Area = 1961 sq ft / 182.1 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 1984 sq ft / 184.2 sq m

For identification only - Not to scale



Outside – Externally, the property benefits from ample off-road parking via a spacious driveway, a traditional cottage-style front garden and a beautifully landscaped rear garden designed with local wildlife in mind. An attractive outbuilding within the rear garden offers excellent potential as a creative studio or tranquil retreat for gardening.

Location – Conveniently located close to local amenities and within close proximity of the highly regarded Westbourne House School, this is a truly special home that must be viewed to be fully appreciated. Chichester city centre provides excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre, cathedral 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 – Proceed north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. At the end turn right into Longacres. Towards the end the road bends round to the left (Shopwhyke Road) and after 0.2 of a mile turn left into Coach Road. No 2 New Cottages is a short distance along on the left. what3words – sediment.besotted.overtones

Chichester District Council – 25/26 Tax Band E £2,855.96
EPC–E





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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.