



## Hollyhock House, 223 Whyke Road, Chichester, PO19 7AH

Guide Price £625,000



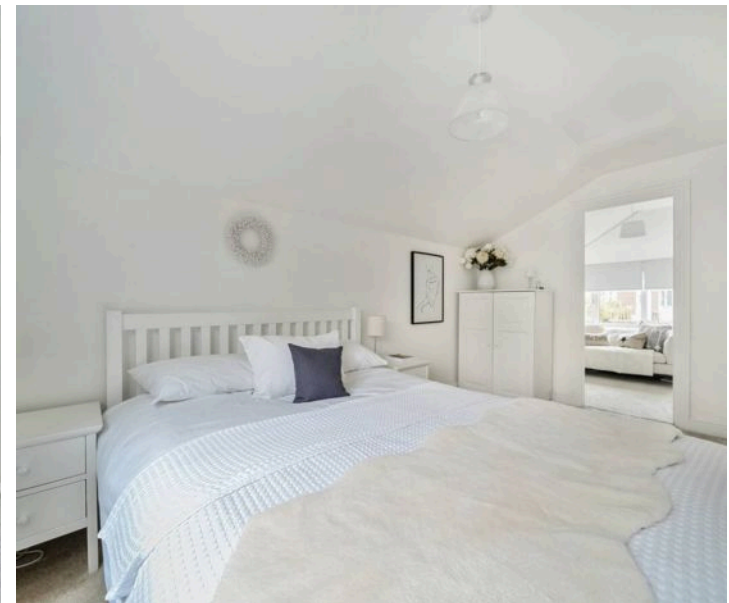
# Hollyhock House, Chichester

A wonderful opportunity to purchase an elegant detached house.

- 1920's detached house
- Ideally situated for the city centre
- Excellent potential to extend (STPP)
- Sitting room and front bedroom with bow windows
- Stylish kitchen/breakfast room
- West facing rear garden
- Off-road parking to the front and rear

An elegant and beautifully presented four-bedroom 1920s detached house, ideally situated for the city centre. Set behind a slightly elevated frontage with off-street parking, this distinguished home blends period charm with modern comfort, featuring a superb west-facing rear garden and excellent potential to extend (subject to planning).

Inside, two refined reception rooms showcase traditional details, with the front sitting room offering a classic bow window and a log-burning stove, creating a warm and inviting ambiance. The stylish kitchen/breakfast room is generously proportioned and superbly appointed, featuring bespoke cabinetry, ample work surfaces and a cleverly integrated hidden coffee station. This bright and airy space enjoys tranquil views over the rear garden and flows seamlessly into the rear dining room, perfect for everyday living and entertaining.







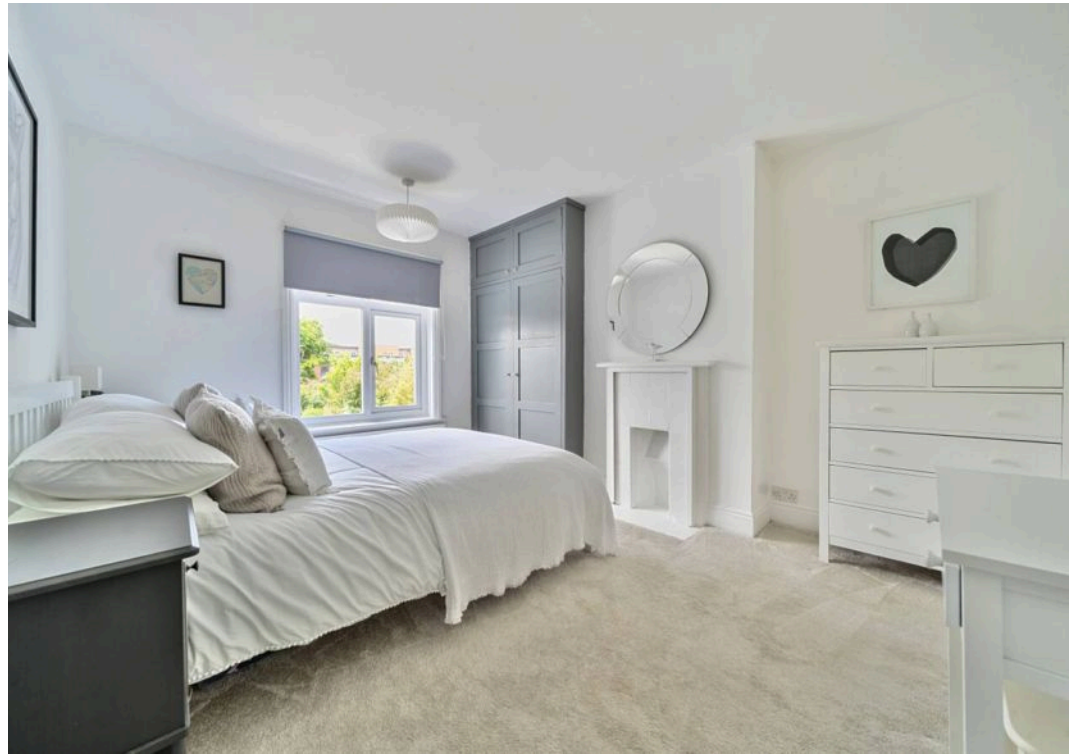
The ground floor also benefits from a guest bedroom, a snug and a contemporary WC with shower, providing flexible and practical accommodation.

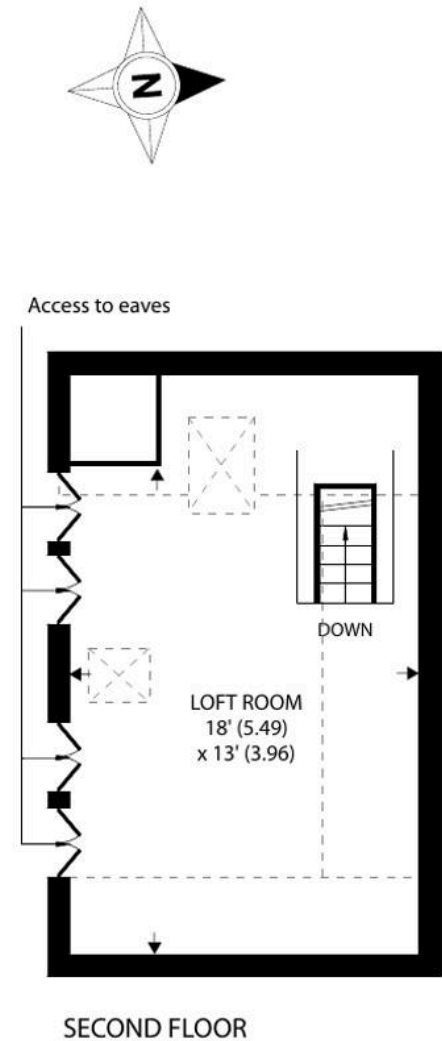
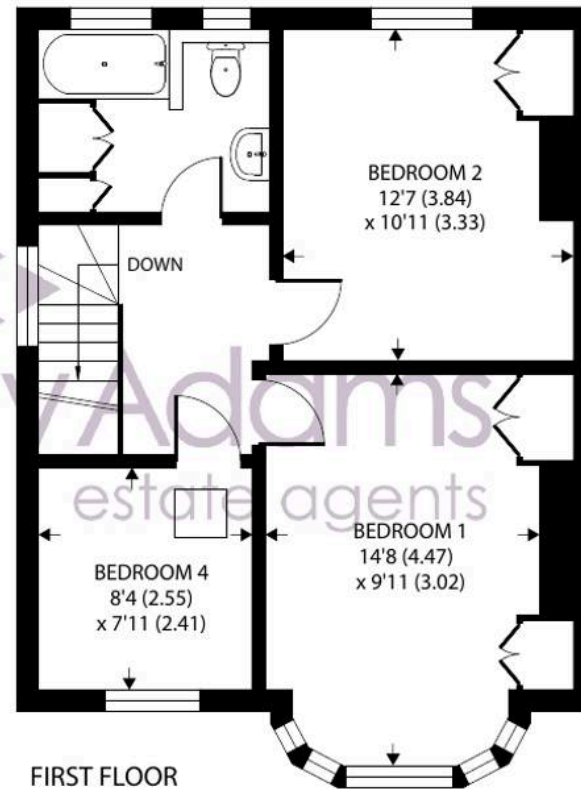
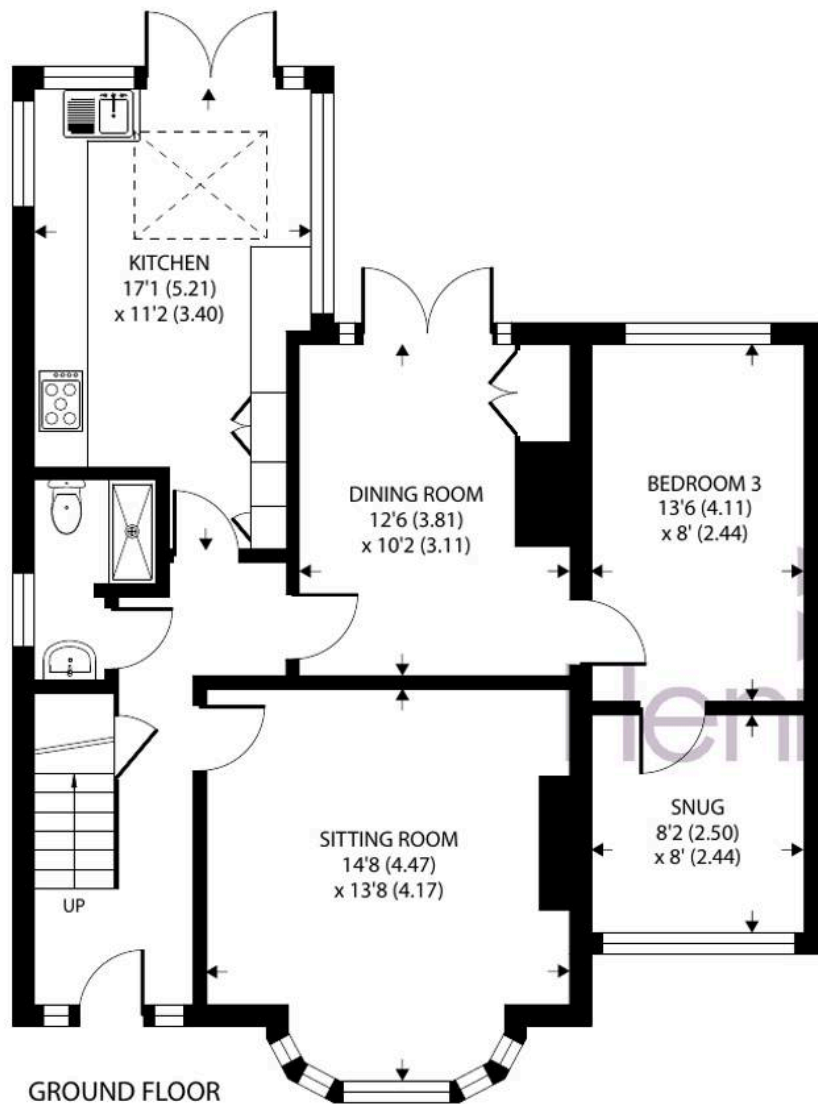
Upstairs, there are three generously sized 1920s-style bedrooms, each retaining period proportions, along with a spacious family bathroom offering both bath and shower facilities. A converted loft room provides additional versatile living space, ideal for a home office, studio or guest retreat.

The beautifully landscaped rear garden is a standout feature, with two elegant seating areas designed for outdoor dining and relaxation, surrounded by mature planting and a well-kept lawn. A private rear parking area adds further convenience to this charming city residence.









Approximate Area = 1482 sq ft / 137.6 sq m (includes garage)  
 Limited Use Area(s) = 151 sq ft / 14 sq m  
 Total = 1633 sq ft / 151.6 sq m

For identification only - Not to scale





Location - The property is conveniently situated being about a half mile level walk from the city centre which 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 The Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. The property is on the right before the pedestrian crossing. what3words - desk.police.rods. The parking to the rear can be accessed by proceeding down Whyke Road and take the first turning on the right into Cambrai Avenue and then right again into Winden Avenue. Proceed to the end and follow the road round to the right and the rear parking space can be found on the right. what3words - posts.hero.plank

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

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