



4 Old Bakery Row, Old Bakery Gardens, Chichester, PO19 8GQ

Guide Price £950,000

 **Henry Adams**
estate agents

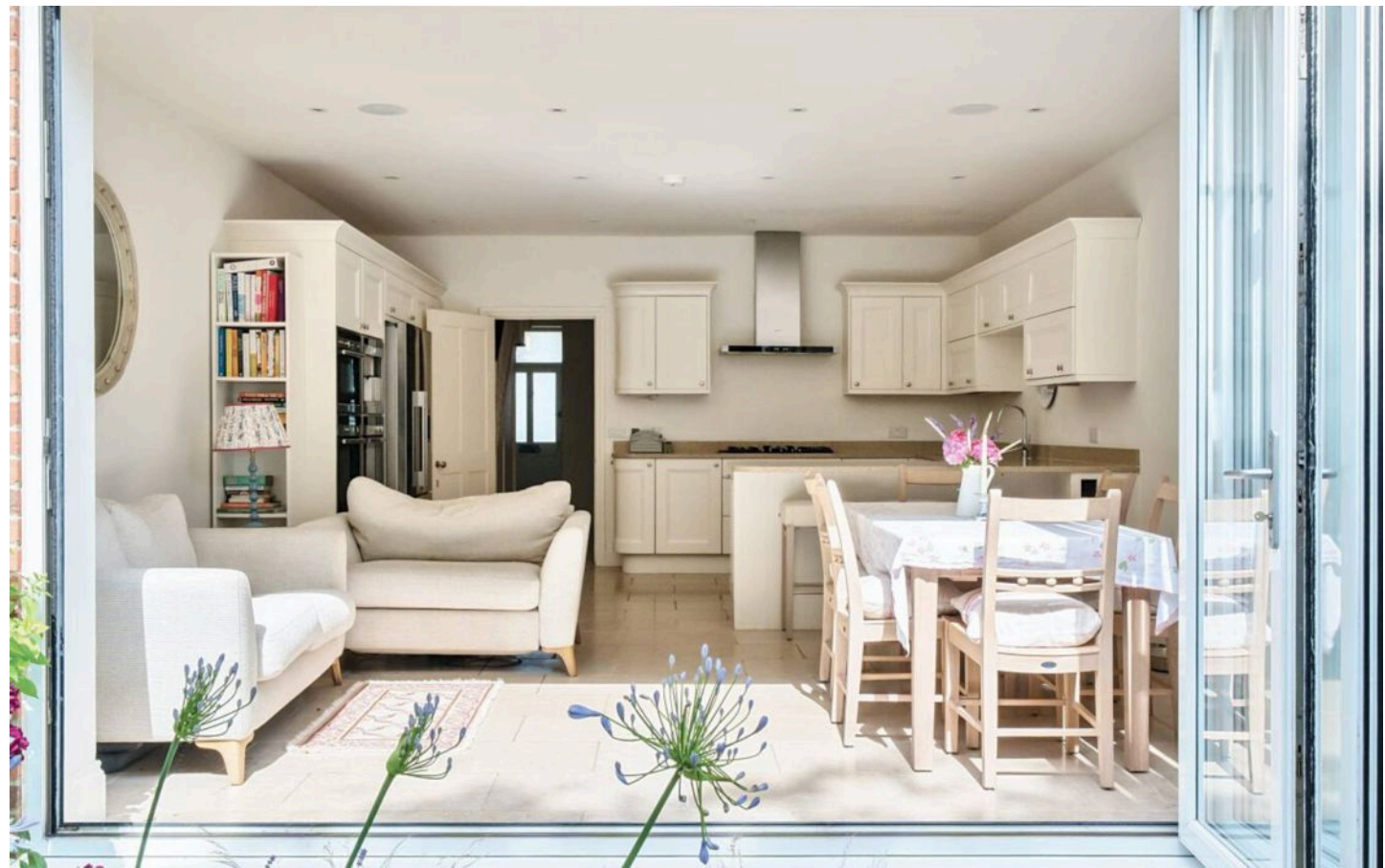
4 Old Bakery Row, Chichester

An exceptional five-bedroom end-of-terrace town house. A beautifully crafted home forming part of Old Bakery Row.

- Three storey town house
- Exclusive development
- Outstanding specification
- Elegant sitting room
- Kitchen/dining/family room
- Five bedrooms
- Three en-suite shower rooms & family bathroom
- Attractively landscaped rear garden
- Two off-road parking spaces

An exclusive development of just four Victorian-style residences set in a peaceful cul-de-sac, moments from the heart of Chichester. Designed to echo period elegance while delivering the comfort and efficiency of modern living, the property offers over 2,000 sqft of flexible accommodation across three floors, finished to an outstanding specification.

The interiors blend classic design with contemporary features from the Sheraton kitchen with quartz worktops and full suite of Neff appliances to the limestone flooring and underfloor heating extending through the main living spaces.

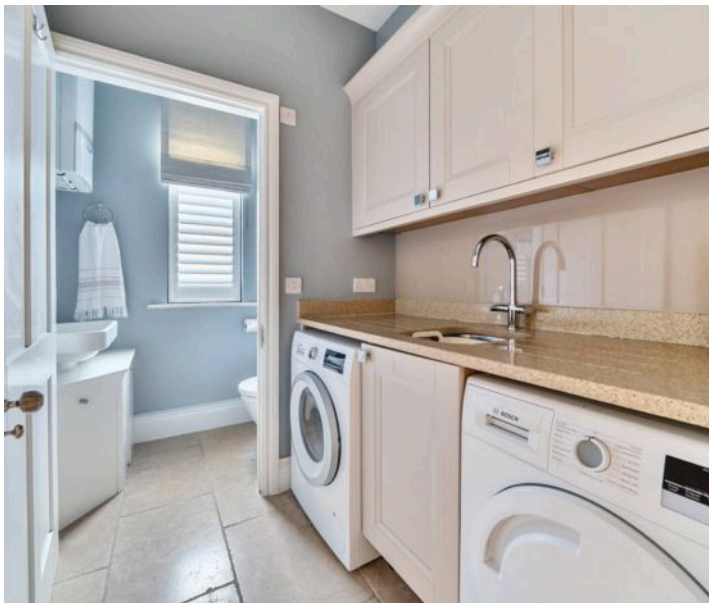


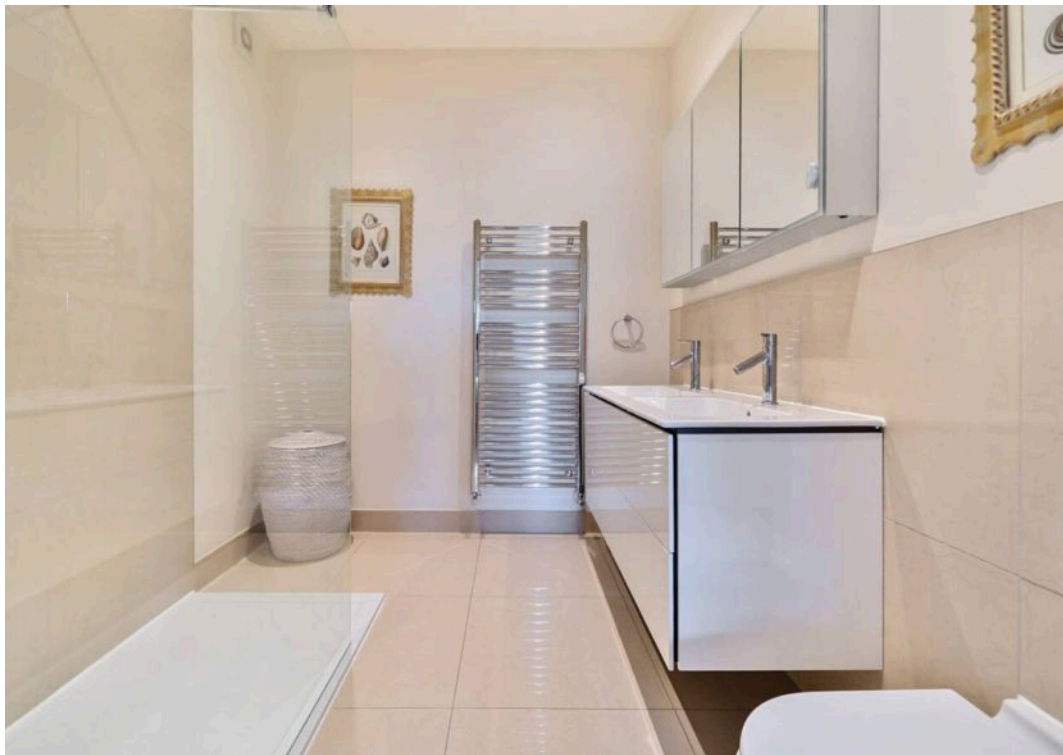


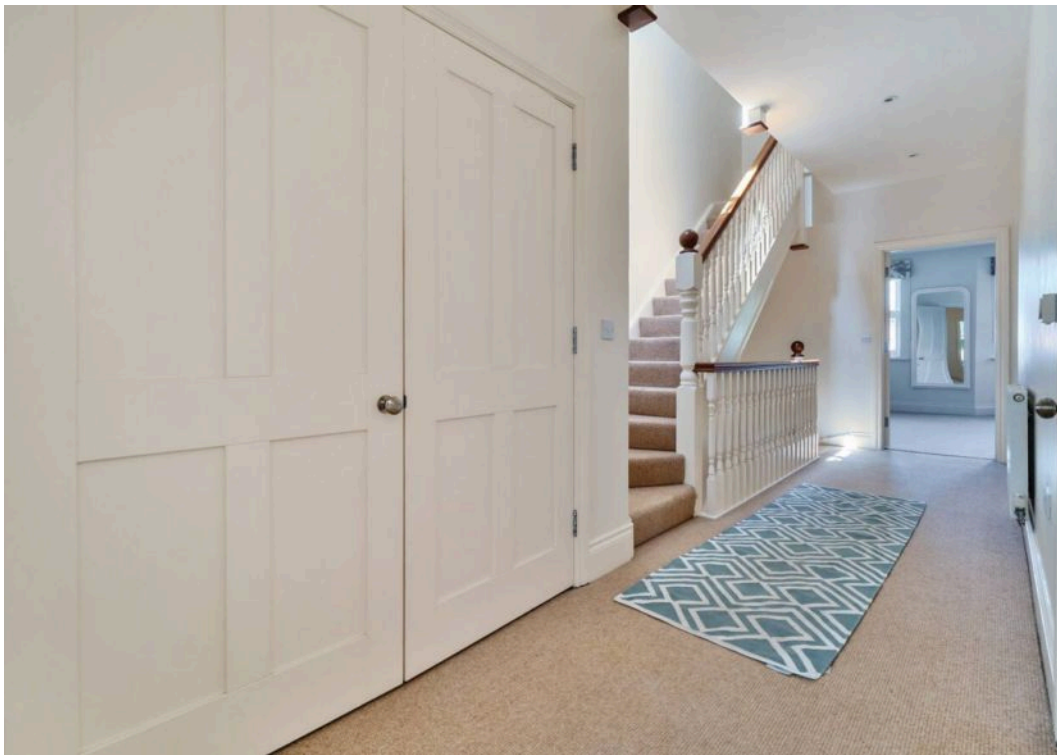
The five double bedrooms are thoughtfully arranged, including three with luxurious en-suite shower rooms, while the principal guest suite also enjoys a private dressing area. Bathrooms are completed with Porcelanosa tiling, Duravit sanitary ware and bespoke cabinetry.

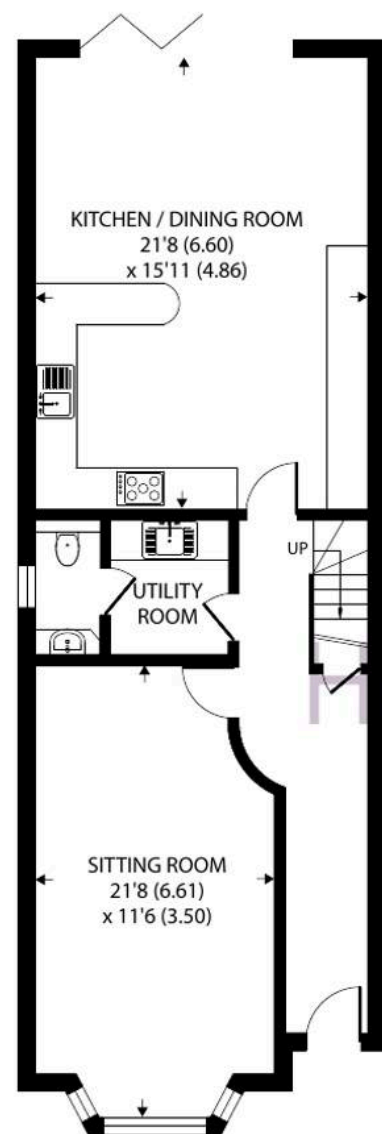
Externally, the property presents itself with equal distinction, offering off-street parking for two vehicles, a finely laid Victorian-style tiled pathway leading to the principal entrance and secure gated access to the rear garden. The rear garden is attractively landscaped, with thoughtfully arranged planting and defined seating areas, providing a private and elegant space in which to entertain.

Ideally situated for those seeking a turnkey residence within close proximity to the coast, the house harmoniously blends the timeless elegance of period architecture with the comfort and convenience of modern living.

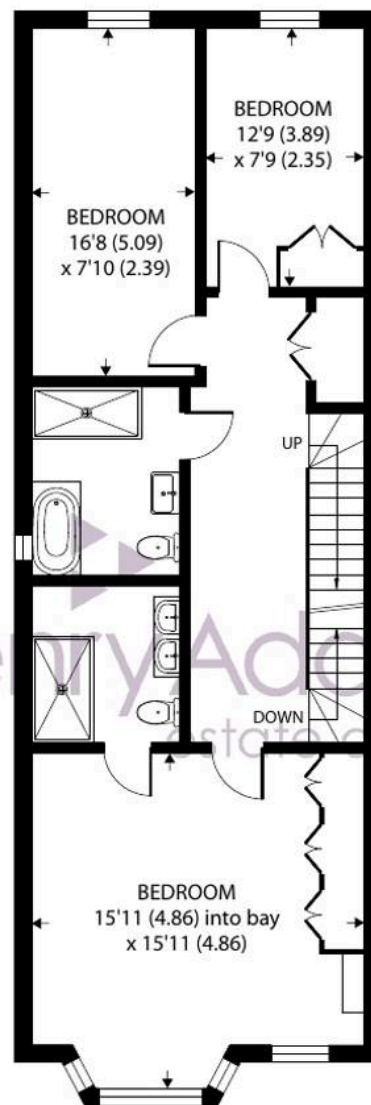




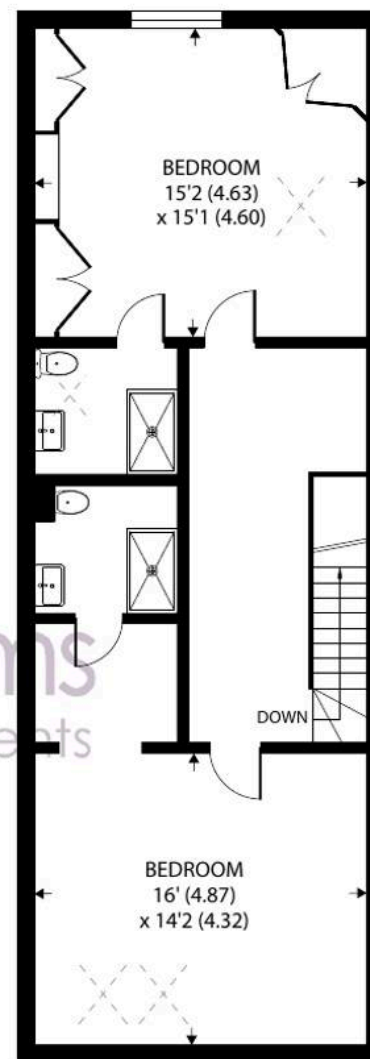




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 2350 sq ft / 218.3 sq m

For identification only - Not to scale



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.

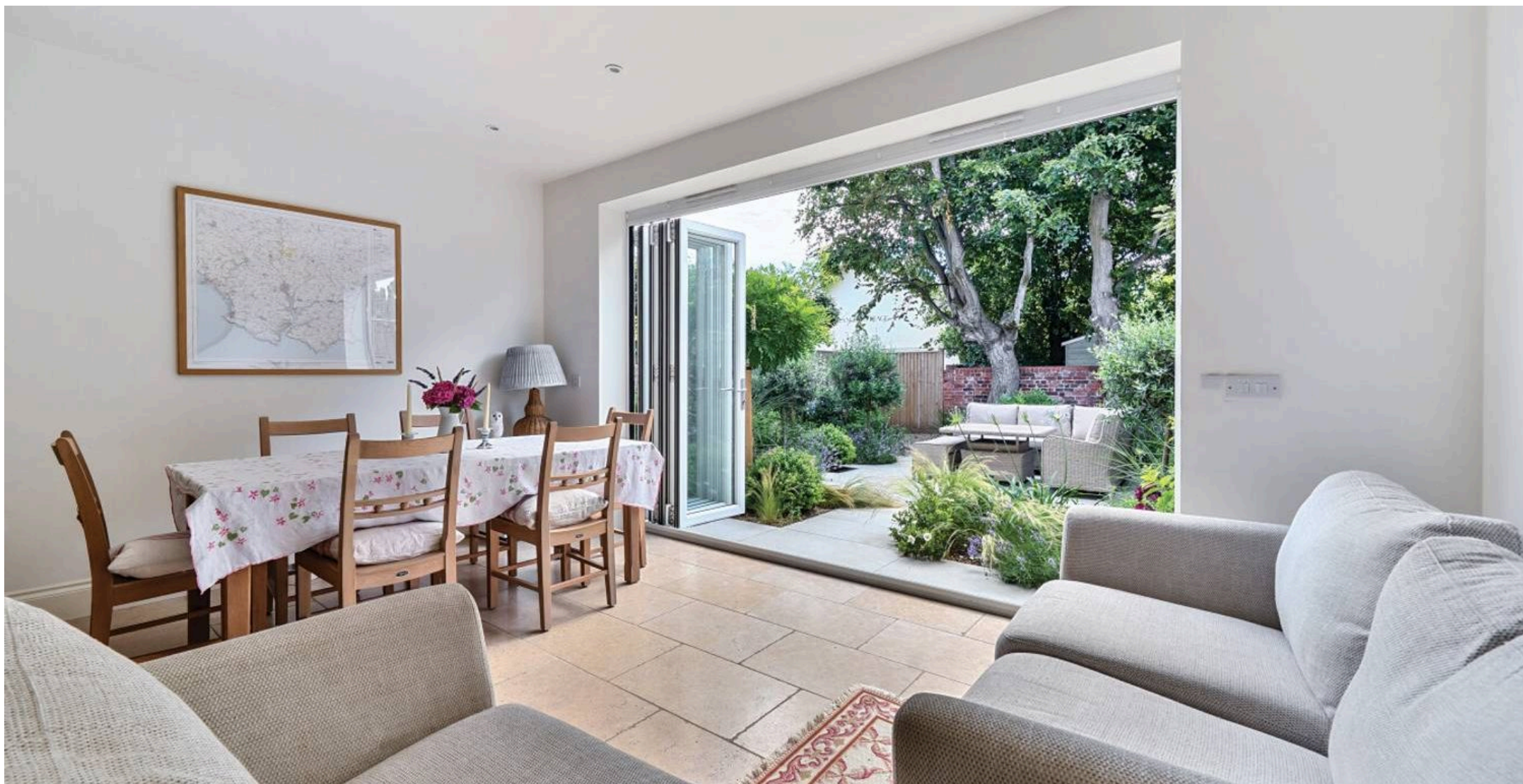
Directions - From The Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. Take then next turning on the right into Whyke Road. Proceed over the railway crossing and turn right into Kingsham Avenue. Turn right into Whyke Lane and then right into Old Bakery Gardens where number 4 Old Bakery Row is on the right. what3words - asset.famed.smiled

Chichester District Council - 25/26 Tax Band G £3895.10 EPC-B

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





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