



64 Orchard Avenue, Chichester, PO19 3BG

Guide Price £675,000

 **Henry Adams**
estate agents

64 Orchard Avenue, Chichester

An individual detached double-fronted chalet bungalow close to the city centre.

- Individual detached home
- Attractive tree lined cul-de-sac setting
- Versatile accommodation
- Open plan kitchen /dining room
- Wood burner in sitting room
- Ground and first floor bedrooms
- Ground floor bathroom
- First floor shower room
- Mature rear garden
- Private off-road parking

This charming double-fronted chalet bungalow offers a rare chance to acquire a truly individual home, designed with versatility and comfort in mind.

With accommodation arranged across both the ground and first floors and a choice of bedrooms and bathrooms on each level, it is perfectly suited for a variety of lifestyles. Whether you're seeking space for family living, room for guests or the flexibility of a home office.

The property enjoys a delightful setting within a mature, tree-lined cul-de-sac, offering peace and privacy whilst remaining just a short, level six-minute walk (source: Google Maps) from the vibrant city centre, with its wealth of shops, restaurants, cultural attractions and transport links.





A welcoming entrance opens directly into a charming sitting room, where a large bay window fills the space with natural light and an open fireplace, complete with wood-burning stove, creates a cosy focal point. From here, glazed double doors lead into the heart of the home, a spacious kitchen/dining room. The kitchen is well-fitted with a comprehensive range of cupboards and work surfaces, as well as a breakfast bar for casual dining. The adjoining dining area is ideal for entertaining, with French doors opening directly to the garden for seamless indoor-outdoor living.

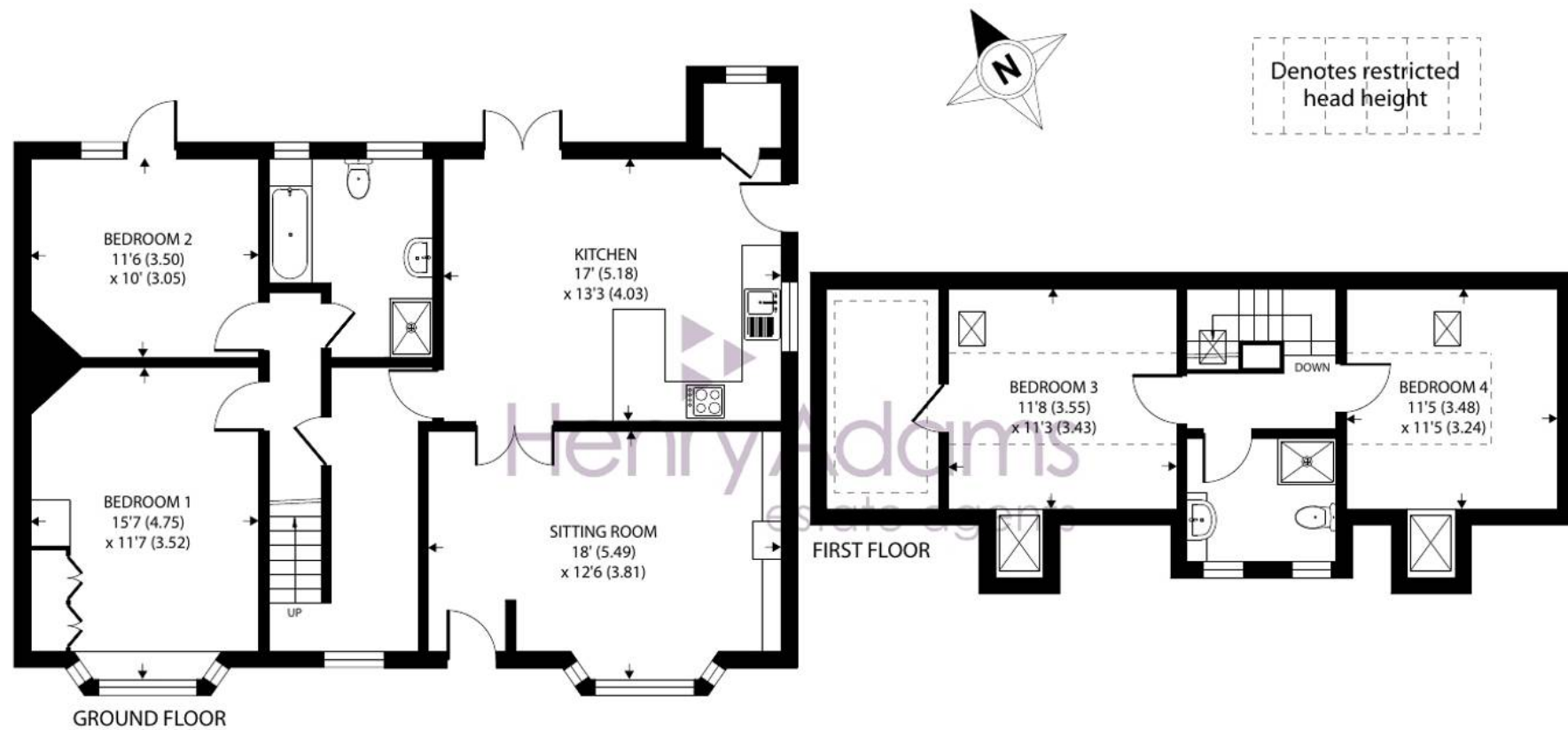
An inner hallway leads to two comfortable ground-floor bedrooms, both of which could also be used flexibly as a study, snug or guest accommodation, together with a family bathroom.

From the hallway, stairs rise to a galleried landing that enhances the sense of light and space. On this level, there are two further bedrooms, as well as a shower room, offering a practical and private arrangement for family members or visitors.

To the front, a pretty garden sets the property back attractively from the street. A shared gravel driveway runs to the side, providing access to an off-road parking space at the rear. A gate leads through to the rear garden, which is enclosed by walls and fencing for privacy. Beautifully established with mature planting and thoughtfully hard landscaped for ease of maintenance, the garden provides a delightful retreat for relaxing, dining, or entertaining.







Approximate Area = 1166 sq ft / 108.3 sq m
 Limited Use Area(s) = 247 sq ft / 22.9 sq m
 Total = 1413 sq ft / 131.2 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 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 Northgate circulatory system, proceed in a south west direction along Orchard Street and over the pedestrian crossing. Take the first turning on the right into Orchard Avenue and proceed to the end where number 64 is on the right. What3words - donor.eating.agenda

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://www.henryadams.co.uk)

