



11 The Avenue, Chichester – PO19 5PX

Guide Price: £1,375,000 Freehold



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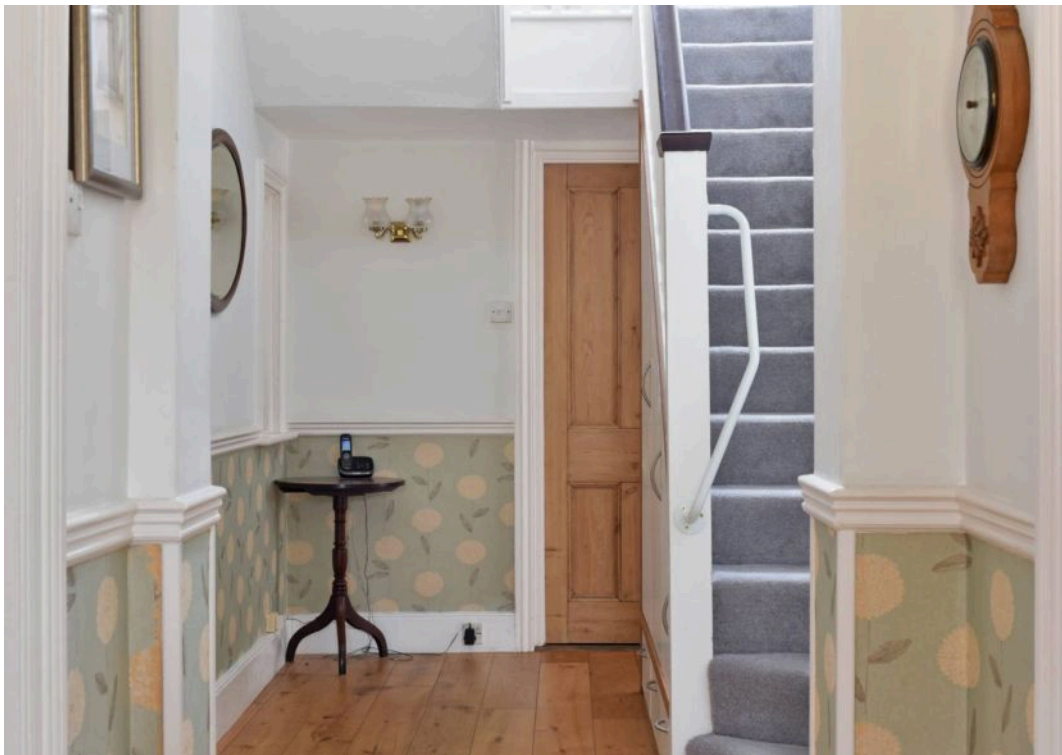
11 The Avenue

Chichester

A distinguished five-bedroom detached residence set along one of Chichester's most sought-after, tree-lined avenues.

- Dating from the early 1900s with charming period features such as high ceilings and large windows.
- 3,522 sq. ft of accommodation arranged over two floors.
- 5 bedrooms, 2 bathrooms, and 4 reception rooms.
- Spacious loft room providing excellent storage and scope for conversion.
- Excellent scope for further extension — preliminary plans available through the agent.
- Sunny garden room with vaulted ceiling and exposed timber beams.
- Snug / Home Office.
- Self-Contained Annexe with kitchen, shower room, sitting room and double bedroom.
- Expansive gravel driveway with parking for several vehicles.
- Mature rear garden with shrubs and flowerbeds and space for entertaining.







DESCRIPTION

Coming to the market for the first time in over forty years, this handsome family home offers a rare opportunity to acquire a property of character and scale in a fantastic location.

Dating from the early 1900s, the house has been sympathetically extended and adapted over time while preserving many of its charming period features. High ceilings and large windows create a wonderful sense of light and space, perfectly blending traditional style with the comfort and flexibility required for modern family living.

The accommodation, which extends to some 3,522 sq. ft, is generously proportioned and arranged over two floors, comprising five bedrooms, two bathrooms, and four well-appointed reception rooms that provide an ideal layout for both family life and entertaining.

N.B. It is felt that the property offers excellent scope for extension, providing the opportunity to enhance the overall flow and functionality and preliminary plans have been drawn up by a local architect and are available to view through our office.



Ground Floor

The reception hall leads to a selection of living spaces. The elegant sitting room features a decorative ceiling, ornate fireplace, and a large bay window overlooking the front of the property.

The dining room, equally bright and spacious, provides an ideal setting for entertaining. At the heart of the home lies a contemporary kitchen, fitted with sleek cabinetry, integrated appliances, and generous workspace and adjoining the kitchen is utility room offering additional storage and space for further appliances.

At the heart of the home lies a contemporary kitchen, fitted with sleek cabinetry, integrated appliances, and generous workspace and adjoining the kitchen is utility room offering additional storage and space for further appliances. To the rear, a delightful garden room with vaulted ceiling, exposed timber beams and French doors opens directly onto the patio and rear garden, creating a seamless connection between indoors and out. A cosy snug provides further versatility, currently used as a home office. An inner hall provides separate access to the side of the property and leads to:

Self Contained Annexe

Comprising a kitchen, bathroom sitting room with sliding doors onto a terrace and the garden and a double bedroom. This is an ideal space for visiting guests, multigenerational living, use as a home office or studio and having a separate entrance would make a fantastic Airbnb prospect.

First Floor

Upstairs, the principal bedroom benefits from built-in wardrobes and a stylish ensuite shower room. Four additional bedrooms, each generously proportioned are served by a large contemporary family bathroom featuring both a bath and a separate shower.

Second Floor

A spacious loft room offers excellent additional storage and presents further potential for conversion (subject to consent), enhancing the property's versatility and scope.





GARDEN

A key feature of the property is its expansive driveway, offering parking for several vehicles and leading to a double garage, providing excellent storage.

The front entrance is attractively landscaped with mature hedging and a circular feature bed, while to the rear of the house is a delightful and manageable private garden, mainly laid to lawn and bordered by mature shrubs and flowerbeds.

A generous patio area offers the perfect setting for outdoor entertaining.

DOUBLE GARAGE

2 Parking Spaces

Set well back from the road, the property is approached via a gravel driveway providing ample parking and access to a double garage.

LOCATION:

The Avenue is one of Chichester's most highly desirable tree-lined avenues, being approximately 1 ½ miles north of the city centre with easy access to the beautiful South Downs National Park.

There is a local sub-post office and store on The Broadway, a medical centre on Lavant Road, and a regular bus service runs from the main road into the city centre. Brandy Hole Copse, an enchanting 15-acre woodland nature reserve, and Centurion Way, a 9 km cycleway (connecting Chichester to West Dean), are all within short walking distance of the property.

The cathedral city of Chichester offers excellent high-street shopping and many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a railway station with regular services to London (Victoria) and along the coast to Portsmouth and Brighton.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the renowned Qatar Festival.

INFORMATION:

Services: All mains **Tenure:** Freehold **Local**

Authority: Chichester District Council **Council Tax**

Band: Band G **Energy Rating:** Band D

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Approximate Gross Internal Area = 330.0 sq m / 3552 sq ft

Garages = 27.4 sq m / 295 sq ft

Total = 357.4 sq m / 3847 sq ft

(Including Loft Space / Excluding External Cupboard)

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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