



117 Whyke Road | Chichester | PO19 8JG

Guide Price £685,000

Freehold



hancock

Lettings & Estate Agents

Whyke Road | Chichester | PO19 8JG

Guide Price £685,000

- Freehold
- Rear driveway with parking for 2 cars
- Garage
- Easy Access To Schools
- Over 2100sqft
- Extended 5 bedroom house
- No Onward Chain
- Flexible Living Space
- Layby parking at front
- Council Band E

A beautifully presented and expertly extended five-bedroom semi-detached family home, refurbished to a high standard by the current owners and offered for sale in true move-in condition. Ideally positioned just a short stroll from central Chichester, the property enjoys easy access to a wide range of high-street shops, the mainline railway station and the historic Chichester Cathedral.

This stylish home offers spacious and versatile accommodation of over 2,100 sq. ft, arranged across three floors. The ground floor comprises a welcoming entrance hall, a bay-fronted sitting room with feature fireplace, a useful study/playroom, and a separate dining room with patio doors opening onto the rear garden. The light-filled kitchen overlooks the garden and is complemented by a utility room with rear access, a separate WC and additional utility/storage space.

The first floor features a generous landing leading to four well-proportioned bedrooms, the largest benefitting from a charming bay window, along with a family bathroom and an additional family shower room. The second floor has been skilfully converted to provide a further double bedroom and a flexible study/sitting room or occasional bedroom, offering excellent privacy and adaptability



what3words ///

comical.venue.bolts



for modern family living.

Outside, the enclosed rear garden is ideal for entertaining, featuring a patio area leading to a well-maintained lawn bordered by mature hedging. The property further benefits from a garage and off-road parking, accessed via Dallaway Road.

Nearby amenities include Chichester Free School (ages 4–16). Whyke Road is located within the popular residential area of Whyke, just south of Chichester's historic city centre. The location offers the perfect balance of a quiet neighbourhood with excellent convenience, providing easy access to Chichester's mainline railway station, high-street shops, restaurants and cultural attractions, including the Cathedral and Festival Theatre. Well-regarded schools, local shops and leisure facilities are close by, while the A27 offers straightforward links to surrounding towns. The South Downs and the renowned beaches of West Wittering and Selsey are also within easy reach, making this an ideal setting for families and commuters alike.

An exceptional opportunity to acquire a substantial family home in a highly sought-after location. Early viewing is strongly recommended, as properties of this quality and position rarely come to market.

Additional Information :

Tenure : Freehold

Council Band : E

Broadband Checker : Up To 1000mbps

Mobile Coverage : EE, Three, O2, Vodafone

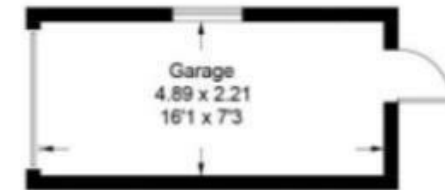
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



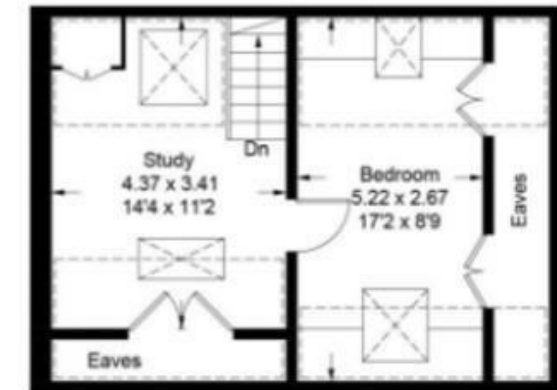
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Approximate Gross Internal Area
 Ground Floor = 83.4 sq m / 898 sq ft
 First Floor = 72.9 sq m / 785 sq ft
 Second Floor = 29.3 sq m / 315 sq ft
 Garage Floor = 10.8 sq m / 116 sq ft
 Total = 196.4 sq m / 2114 sq ft



hancock
 Lettings & Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Northgate
 Chichester
 West Sussex
 PO19 1BA
 01243 531155

sales@hancockpartners.co.uk
 www.hancockpartners.co.uk