



Chaileys, 124 Cedar Drive, Chichester, PO19 3EN

Guide Price £850,000

Chaileys, Chichester

A substantially extended detached family home in a sought-after west Chichester location.

- Sought-after mature residential location
- Less than a mile level walk from the city centre
- Impressive 24' x 22' kitchen/family room
- Contemporary fitted kitchen
- Spacious formal sitting room
- Separate generous study
- Three double bedrooms
- Family bathroom
- Generous west-facing rear garden
- Extensive side driveway with gated access

A substantially extended three double bedroom detached family home, occupying a mature residential location on the west side of the city, less than a mile's level walk from Chichester city centre.

The property benefits from generously proportioned accommodation, including an impressive 24' x 22' kitchen/family room, a spacious study and a particularly generous westerly facing rear garden extending to approximately 0.14 acre.





The accommodation begins with a spacious entrance hall and cloakroom, leading to a formal sitting room featuring an attractive media wall with built-in shelving and cupboards.

The outstanding feature of the property is undoubtedly the superb kitchen/family room, with its partially vaulted ceiling incorporating Velux windows and French doors opening directly onto the rear garden. The contemporary, well-appointed kitchen is fitted with an extensive range of floor and wall units, granite worktops, two integrated AEG ovens, a five-burner gas hob, cooker hood, wine cooler and dishwasher, together with space for an American-style fridge freezer.

A separate, spacious study provides excellent flexibility for home working.

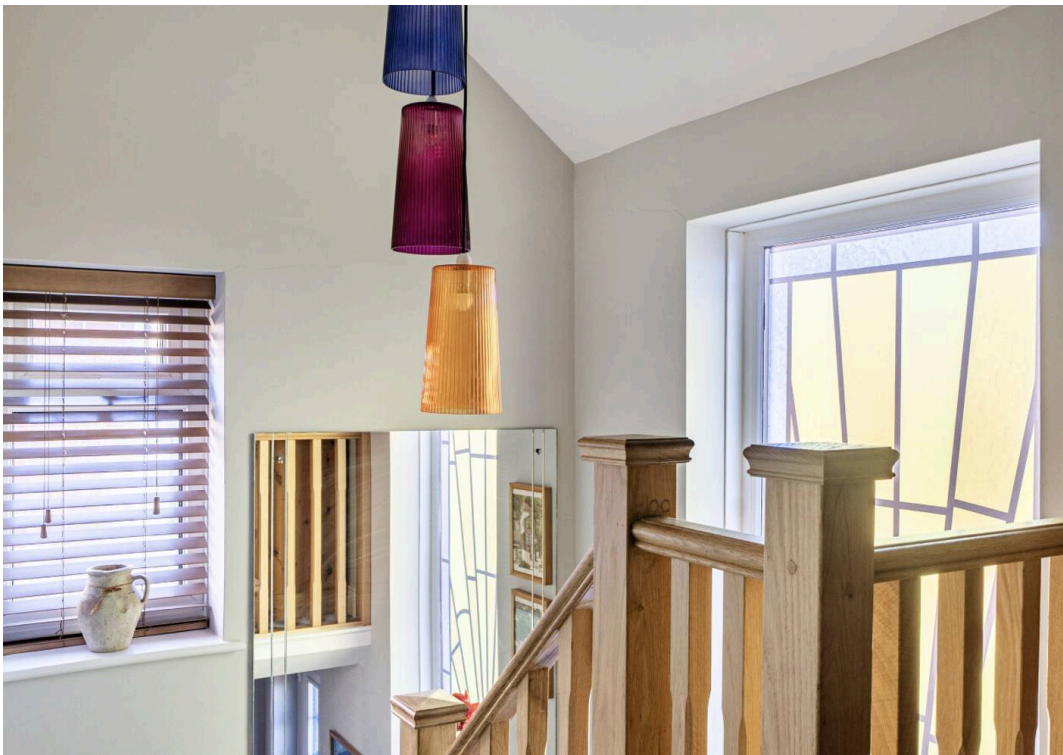
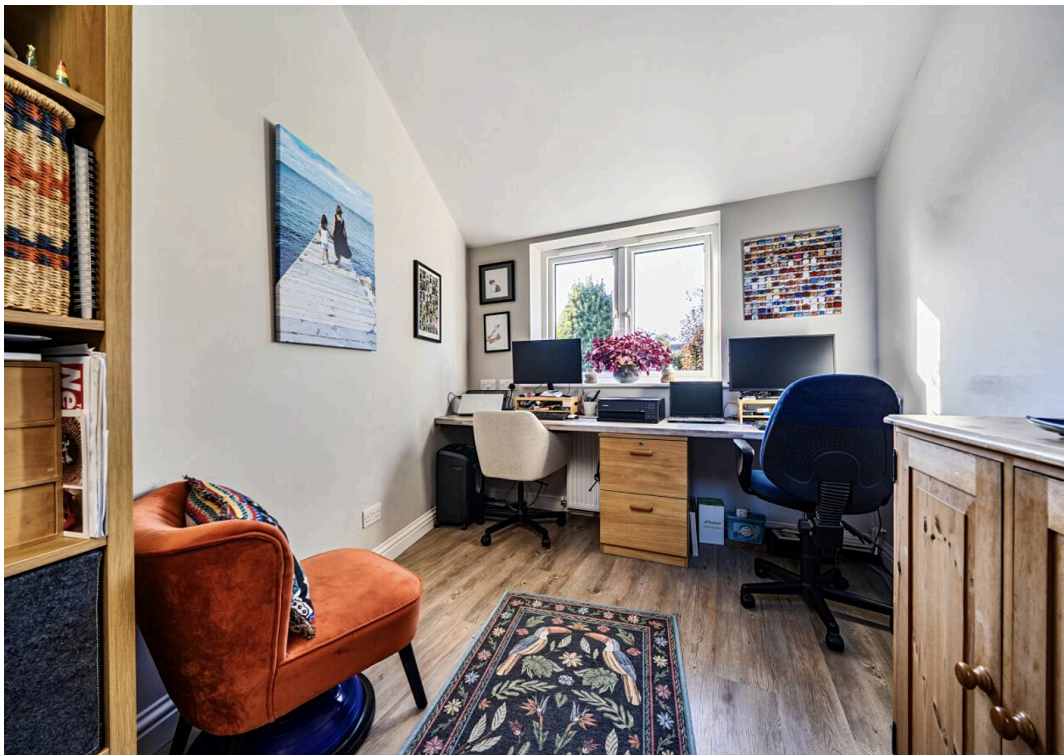
On the first floor are three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. The family bathroom is fitted with both a bath and a separate shower cubicle, together with twin wash hand basins.

Outside, the open-plan front garden is predominantly laid to gravel, providing convenient off-road parking. An adjacent driveway extends along the side of the property through a gated side access and continues the full depth of the rear garden, offering particularly useful space for storing a caravan, motorhome or boat.



The generous rear garden provides ample space for family enjoyment and gardening, with a detached workshop positioned at the far end, featuring twin double doors opening to the side.

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-B







Approximate Area = 1608 sq ft / 149.3 sq m

Outbuilding = 319 sq ft / 29.6 sq m

Total = 1927 sq ft / 178.9 sq m

For identification only - Not to scale



Location - Cedar Drive is in a highly sought after position convenient to the north west of the city centre with local shops and schools close by. 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 - Proceed west out of Chichester along Westgate. Take the second turning on the right into Parklands Road and then first left into Beech Avenue. Towards the end turn right into Cedar Drive and first left into Cedar Drive. Chaileys is on the left. What3words - riverbed.other.following





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.