

NEXA PROPERTIES

IVYDENE CRESCENT, CHIDHAM

ASKING PRICE £650,000









NEXA Properties is delighted to offer Barbican, an impressive and unique detached home in the sought-after village of Chidham. Offering approximately 1,609 sq. ft. of internal accommodation, plus an excellent range of outbuildings, the property stands out for its superb reception space, large kitchen, separate utility room, two bathrooms and impressive double garage.

The ground floor provides fantastic space for both family life and entertaining. A generous entrance hall leads into the attractive 18' sitting room, featuring a distinctive curved bay, while the substantial 22'3 dining room provides a second impressive reception space. The kitchen measures over 19' in length and is complemented by a separate 13'2 utility room. A ground-floor shower room adds further practicality and flexibility.

Upstairs are three well-proportioned bedrooms, including an excellent principal bedroom measuring approximately 17'5 x 12'5. The second bedroom is another generous double, while bedroom three provides an ideal guest room, child's bedroom or home office. All three are served by the first-floor family bathroom.

Outside is where the property continues to impress, with a substantial 16'9 x 16'9 garage, alongside a separate summer house and garden store, offering excellent scope for hobbies, working from home or additional storage. Chidham is renowned for its semi-rural and coastal setting, with beautiful countryside and harbour walks nearby while remaining conveniently positioned for Emsworth, Chichester and surrounding transport links.



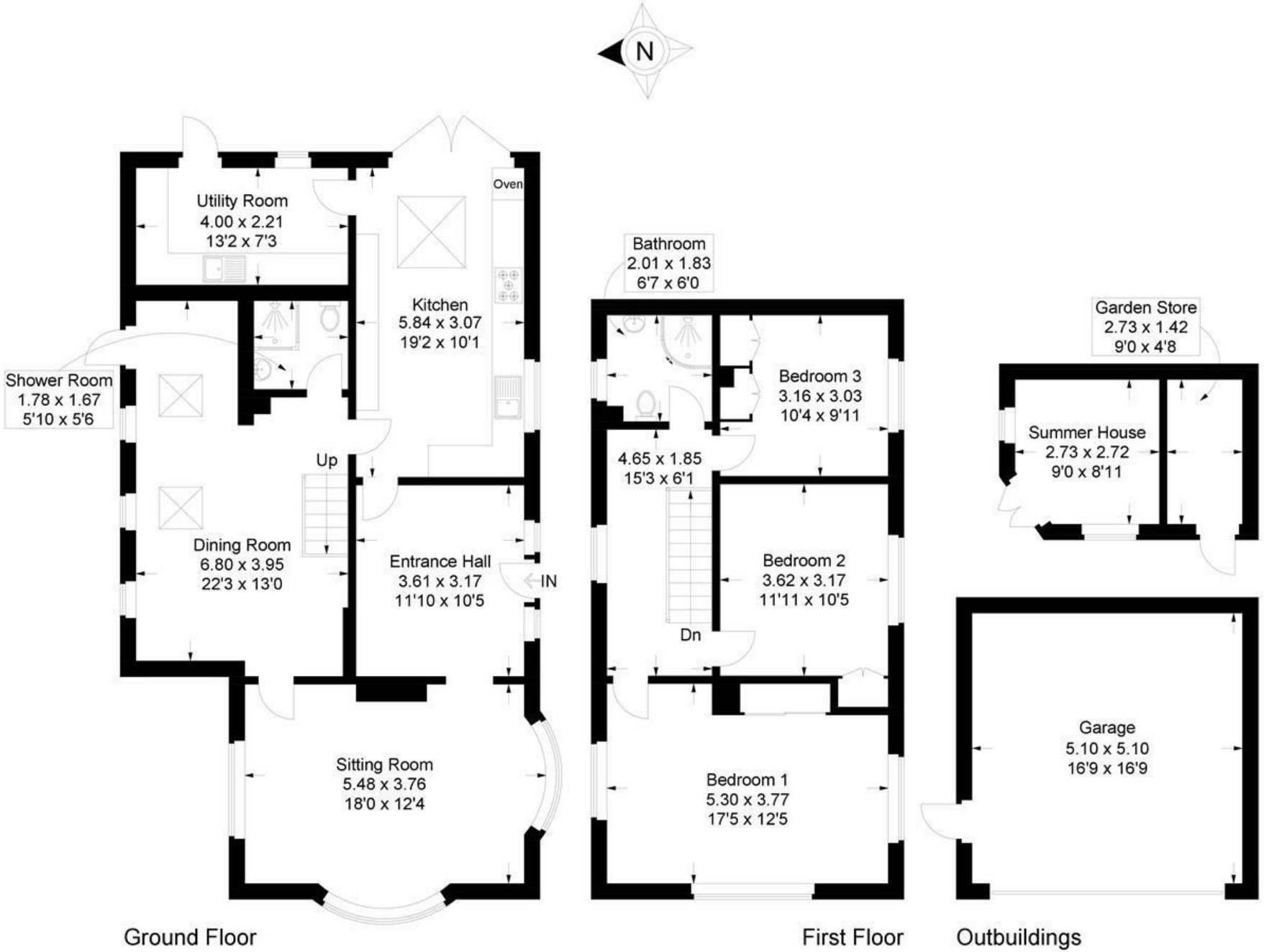




- SUBSTANTIAL DETACHED HOME
- THREE GENEROUS BEDROOMS
- TWO LARGE RECEPTIONS
- IMPRESSIVE DOUBLE GARAGE
- SEPARATE UTILITY ROOM
- APPROXIMATELY 1,609 SQ FT
- LARGE PRINCIPAL BEDROOM
- SEPARATE GARDEN STORE
- EXCELLENT OUTBUILDINGS
- SOUGHT-AFTER CHIDHAM

Barbican, Ivydene Crescent, Chidham

Approximate Gross Internal Area = 149.5 sq m / 1609 sq ft
Outbuildings = 38.5 sq m / 414 sq ft
Total = 188 sq m / 2023 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.