



134 Whyke Lane, Chichester - PO19 8AS

Guide Price £525,000 Freehold



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134 Whyke Lane

Chichester, Chichester

A beautifully extended and tastefully presented semi-detached cottage, offering a delightful, landscaped garden, a detached studio, and off-road parking, within moments of Chichester's city centre.

- Bright and stylish home with generous living space.
- Elegant dual aspect sitting room.
- Stunning open-plan kitchen/dining room with garden doors.
- Contemporary ground-floor wet room.
- Two comfortable double bedrooms.
- Useful en-suite cloakroom to bedroom two.
- Versatile loft room for work or hobbies.
- Landscaped rear garden with mature planting.
- Off-street parking via gravelled driveway.
- Detached insulated studio ideal for office or guest use.





Description:

The front door opens into a welcoming entrance hallway with store cupboard and door to the sitting room.

The sitting room – 23'4" x 12'3" (7.11m x 3.73m) a spacious and elegant dual-aspect room featuring inset shelving, and ample space for both seating and study areas. A large window overlooking the front of the property fills the room with natural light. Staircase to the first floor.

The open plan kitchen/breakfast/dining room – 16'2" x 15'7" (4.93m x 4.75m) is a stunning space thoughtfully designed with light blue Shaker-style units and solid wood worktops. The kitchen includes an inset stainless-steel sink with mosaic splashback, integrated double oven, gas hob with extractor hood over, and space for further appliances and the whole space is flooded with natural light from triple Velux windows and glazed double doors which open on to the garden. The open-plan layout provides a fabulous space for entertaining.

Also located on the ground floor is a fully tiled bathroom/wet room featuring a walk-in shower and a contemporary white suite with low level WC, vanity wash hand basin with cupboard below and a heated ladder rack towel rail.

From the first-floor landing doors lead to both bedrooms and a further ladder from bedroom 2 leads to the loft room.



Bedroom one is a generous double bedroom overlooking the front of the property with ample storage space and shelving. Bedroom two is a double bedroom with a rear aspect overlooking the garden and benefits from a useful en-suite cloakroom with a WC and wash basin. A ladder from bedroom 2 provides access to the loft room – 11'8" x 10'4" (3.56m x 3.15m) ideal as an occasional guest/hobby space with eaves storage and remote-controlled Velux windows providing natural light and ventilation.

Outside the property is approached to the side via a gravelled driveway providing off street parking. There is a small area of garden to the front bounded by walling. To the rear is a beautifully landscaped garden with mature borders, flowering shrubs, shingle pathway and a potting shed ideal for storing garden implements.

A decked veranda leads to a **DETACHED STUDIO** – 15'5" x 13'0" (4.70m x 3.96m) being fully insulated and fitted with power and lighting. A great space offering potential for a home office, art studio, garden room or occasional guest space.





Location

Whyke Lane is conveniently located within easy walking distance of the city centre, and just a short walk to the bus and train stations. The mainline train station at Chichester provides services along the coast to Portsmouth and Brighton, and London Victoria. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which 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 horse racing including the Glorious Goodwood Festival. The South Downs National Park is within easy reach being about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

INFORMATION: Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band D | Energy Rating: Band C

what3words: ///daily.brain.chained





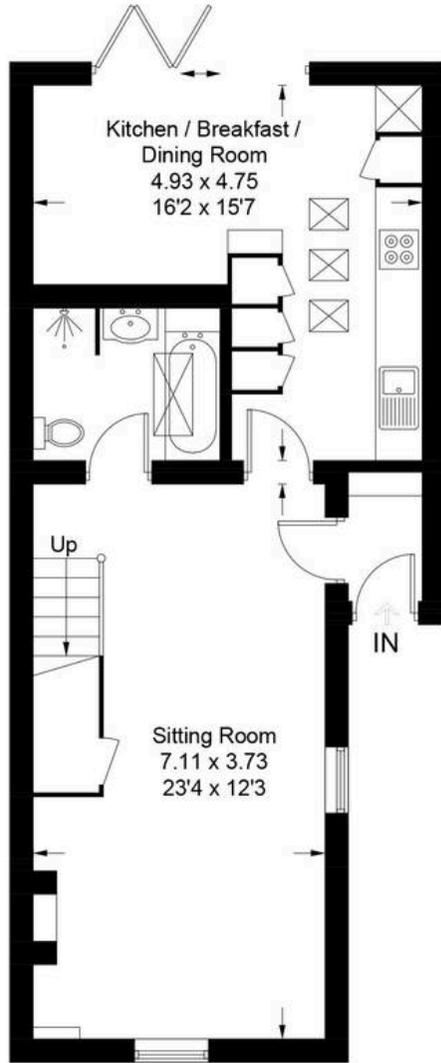
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Grove Cottage, 134 Whyke Lane, PO19 8AS

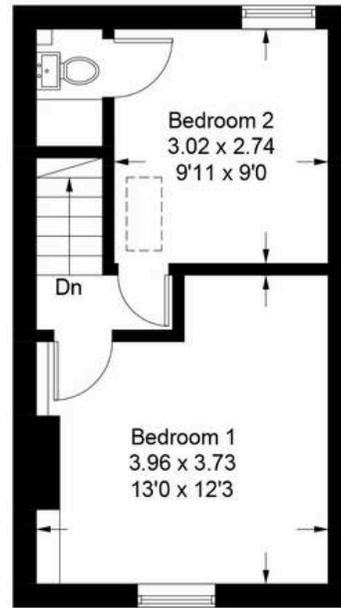
Approximate Gross Internal Area = 101 sq m / 1087 sq ft
Outbuildings = 20.2 sq m / 217 sq ft
Total = 121.2 sq m / 1304 sq ft



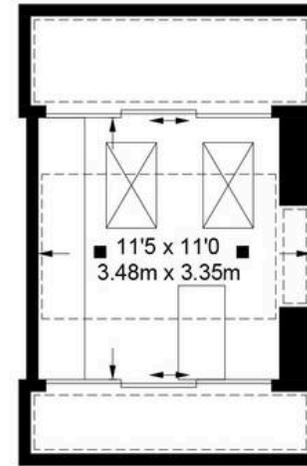
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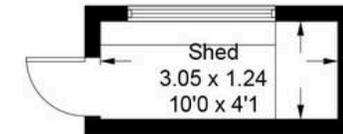
Ground Floor



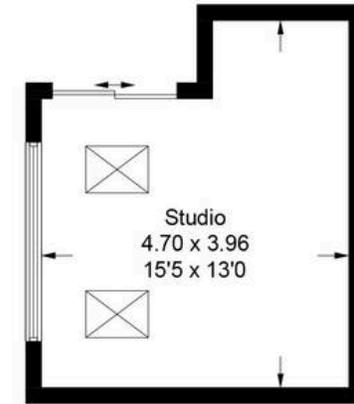
First Floor



Second Floor (Loft)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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