



83 Oliver Whitby Road, Chichester, PO19 3LH

Guide Price £375,000

 **Henry Adams**
estate agents

83 Oliver Whitby Road, Chichester

An impressive semi-detached home with planning permission for a substantial rear extension.

- Bright and spacious traditional 1950s semi-detached house
- Highly sought-after Parklands location
- Excellent access to local schools and everyday amenities
- Planning permission granted for a full-width single-storey rear extension
- Well-presented accommodation with three bedrooms
- Dual-aspect sitting room
- Garden room/conservatory
- Spacious kitchen/diner
- First-floor family bathroom
- Wide block-paved driveway and attractive enclosed rear garden

A bright and spacious traditional 1950s semi-detached house, situated in a highly sought-after location in Parklands, approximately one mile north-west of Chichester city centre and within easy reach of local schools and amenities.

The property is tastefully presented throughout and benefits from planning permission for a full-width single-storey rear extension under planning application CC/26/00973/DOM, creating an excellent opportunity to enlarge the existing accommodation with a new kitchen/family room if desired.





The accommodation comprises an entrance hall with a shower room to one side and a dual-aspect sitting room featuring a recessed wood-burning stove with oak beam above. Double-glazed sliding patio doors open into a garden room/conservatory, which has a solid vaulted ceiling and French doors leading onto the rear garden.

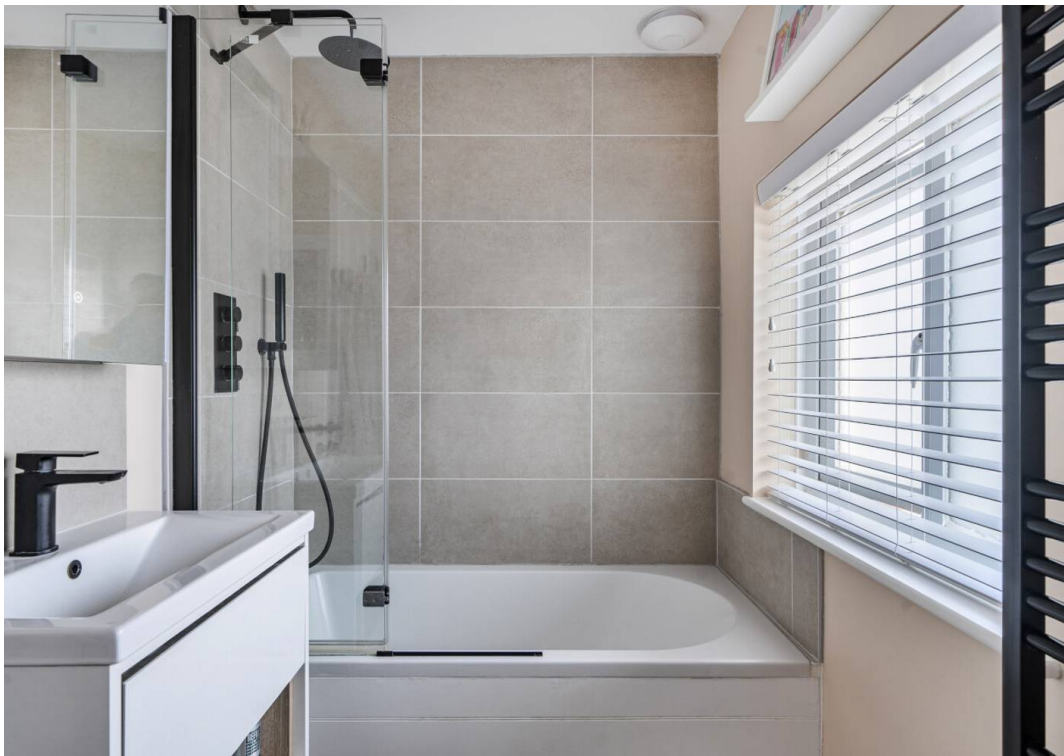
The spacious kitchen/diner is fitted with mid-oak-fronted cupboards, an integrated electric oven and hob with cooker hood over, together with a glazed door providing access to the rear garden.

On the first floor are three bedrooms and a newly created family bathroom with a separate shower over the bath.

Outside, a wide block-paved driveway provides parking for two cars, with the remainder of the front garden laid to lawn and enclosed by fencing with attractive brick piers. The enclosed rear garden features a paved patio, raised decking, lawn and established borders, providing a pleasant and versatile outdoor space.

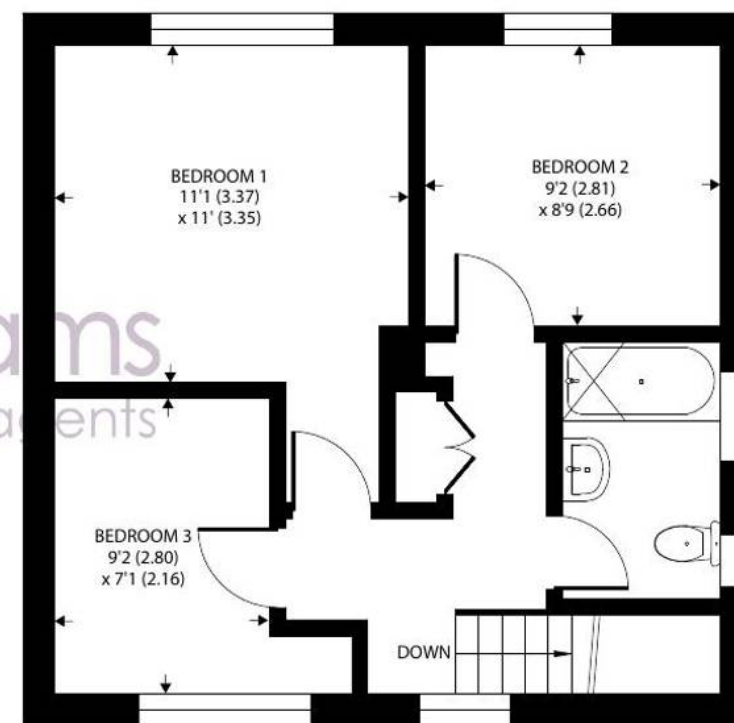
Chichester District Council - 26/27 Tax Band C £2,215.25 EPC-D







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1061 sq ft / 98.5 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



Location - Located in the sought after Parklands area of Chichester, close to countryside and the Centurion Way cycle path, linking West Dean and Chichester, nearby there is a parade of local shops, primary and secondary schools. The city centre offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood 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 north west out of Chichester along St Pauls Road (B2178) and take the fifth turning on the left into Sherborne Road. Proceed down Sherborne Road and take the third turning on the right into Oliver Whitby Road. After the parade of shops, number 83 is on the right just before Barton Road. What3words - swarm.blankets.salmon

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

