

117 Whyke Road, Chichester, PO19 8JG

£685,000

EPC Rating: C Council Tax Band: E



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A substantial five-bedroom semi-detached family home offering over 2,100 sq ft of flexible accommodation across three floors. Featuring a loft suite, garage, driveway parking, private garden and multiple reception rooms, all within walking distance of Chichester city centre. No onward chain.

A substantial and beautifully proportioned five-bedroom semi-detached family home, extending to over 2,100 sq ft and occupying a highly convenient position within easy reach of Chichester city centre. Offered for sale with no onward chain, this impressive property combines character features, flexible accommodation and excellent family living space arranged across three floors.

The property is approached via an enclosed front garden and opens into a welcoming entrance hall. Immediately to the front of the house is an elegant bay-fronted sitting room, flooded with natural light through a wide curved bay window which creates an attractive focal point. Original timber flooring and a feature fireplace combine to create a warm and inviting reception space, ideal for both everyday living and entertaining.

Beyond the sitting room, the accommodation continues with a versatile family room which could equally serve as a playroom, home office or ground-floor bedroom, making the layout particularly adaptable for modern family requirements. To the rear of the property is a generous dining room enjoying views across the garden and direct access via French doors, creating an excellent space for family gatherings and summer entertaining.

The kitchen has been thoughtfully designed with a range of shaker-style cabinetry, solid timber work surfaces and space for a range cooker, all complemented by views over the rear garden. A separate utility room provides valuable additional storage and laundry space, whilst a cloakroom and further storage area complete the ground floor accommodation.

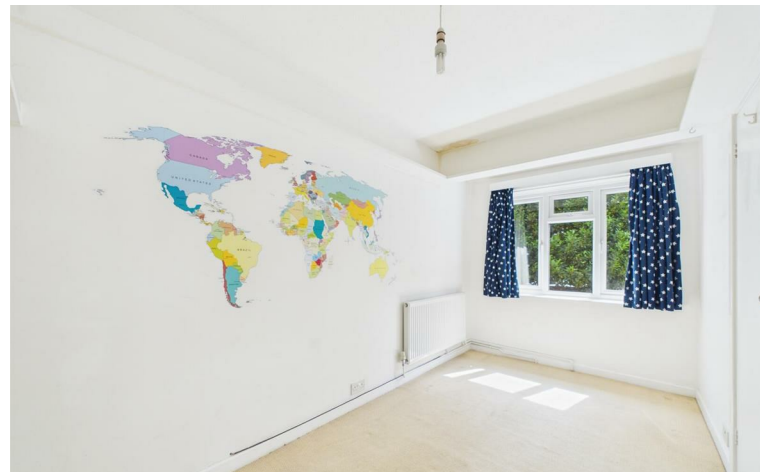
The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys an attractive bay window mirroring the reception room below, creating a wonderfully bright and spacious room. The remaining bedrooms are all generous in size and are served by both a family bathroom and separate shower room, an increasingly sought-after feature for larger households.

The second floor has been skilfully converted to provide a substantial loft suite comprising a further double bedroom and an additional reception area currently arranged as an attic lounge. This floor offers exceptional flexibility and could serve as a teenager's suite, guest accommodation, home office or private retreat away from the main family living areas.

Outside, the rear garden enjoys a good degree of privacy and is predominantly laid to lawn with mature hedging and established trees providing a pleasant backdrop. The garden offers ample space for children to play, outdoor dining and future landscaping potential. A detached garage, summerhouse and private driveway parking for two vehicles are accessed from Dallaway Road to the rear, whilst additional lay-by parking is available to the front of the property.

Whyke Road remains one of Chichester's most desirable and convenient residential locations, situated just south of the historic city centre. The property is within easy reach of a wide range of amenities including highly regarded schools, local shops, Chichester's mainline railway station, Festival Theatre and Cathedral. Excellent road links via the A27 provide access to neighbouring towns, whilst the South Downs National Park and the beaches of West Wittering and the wider Manhood Peninsula are all within easy reach.

Offering exceptional space, versatility and scope for modern family living in a highly sought-after location, this is a rare opportunity to acquire a substantial home close to the heart of Chichester.



The Old Boathouse Bosham Lane

Bosham

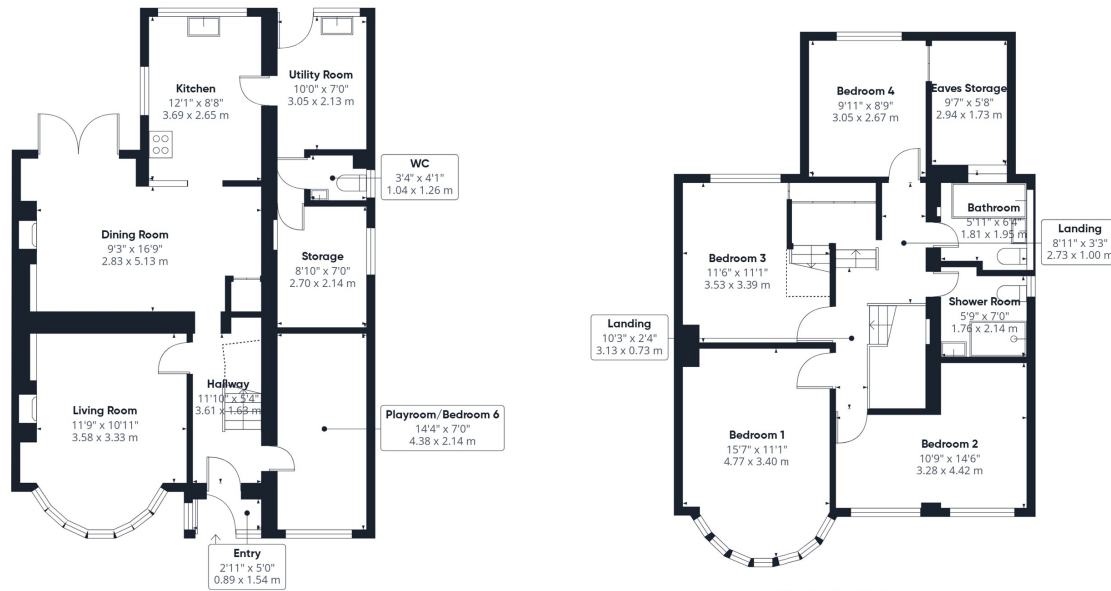
West Sussex

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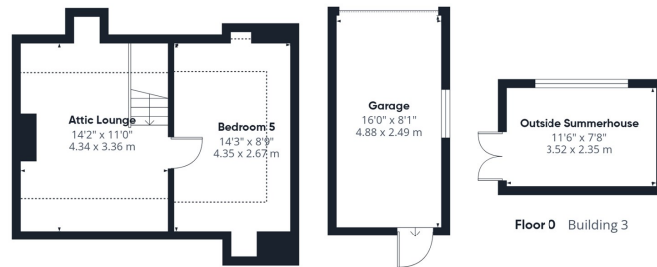
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Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2

Floor 0 Building 3

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