



31 Beech Avenue, Chichester, PO19 3DR

Guide Price £750,000

## 31 Beech Avenue, Chichester

A rare opportunity to purchase in a much sought after location on the west side of the city.

- Detached bungalow
- Bright spacious accommodation
- South facing sitting room and dining room/conservatory
- En-suite principal bedroom
- Study/bedroom three
- Private drive and large garage
- Much sought after location

This bright well-proportioned home has thoughtfully arranged accommodation having the sitting room, kitchen and dining room/conservatory at the rear overlooking the south facing garden.

The welcoming entrance hall has a large built in double cupboard to one side as well as a cloakroom and a door opening to a large 24' long garage. The principal bedroom has been extended and has a window looking out to the rear garden and an en-suite shower room. Both bedrooms one and two have built-in wardrobes and bedroom three is currently utilised as a study with folding doors opening to the sitting room with its semi vaulted ceiling and patio doors to the rear garden.





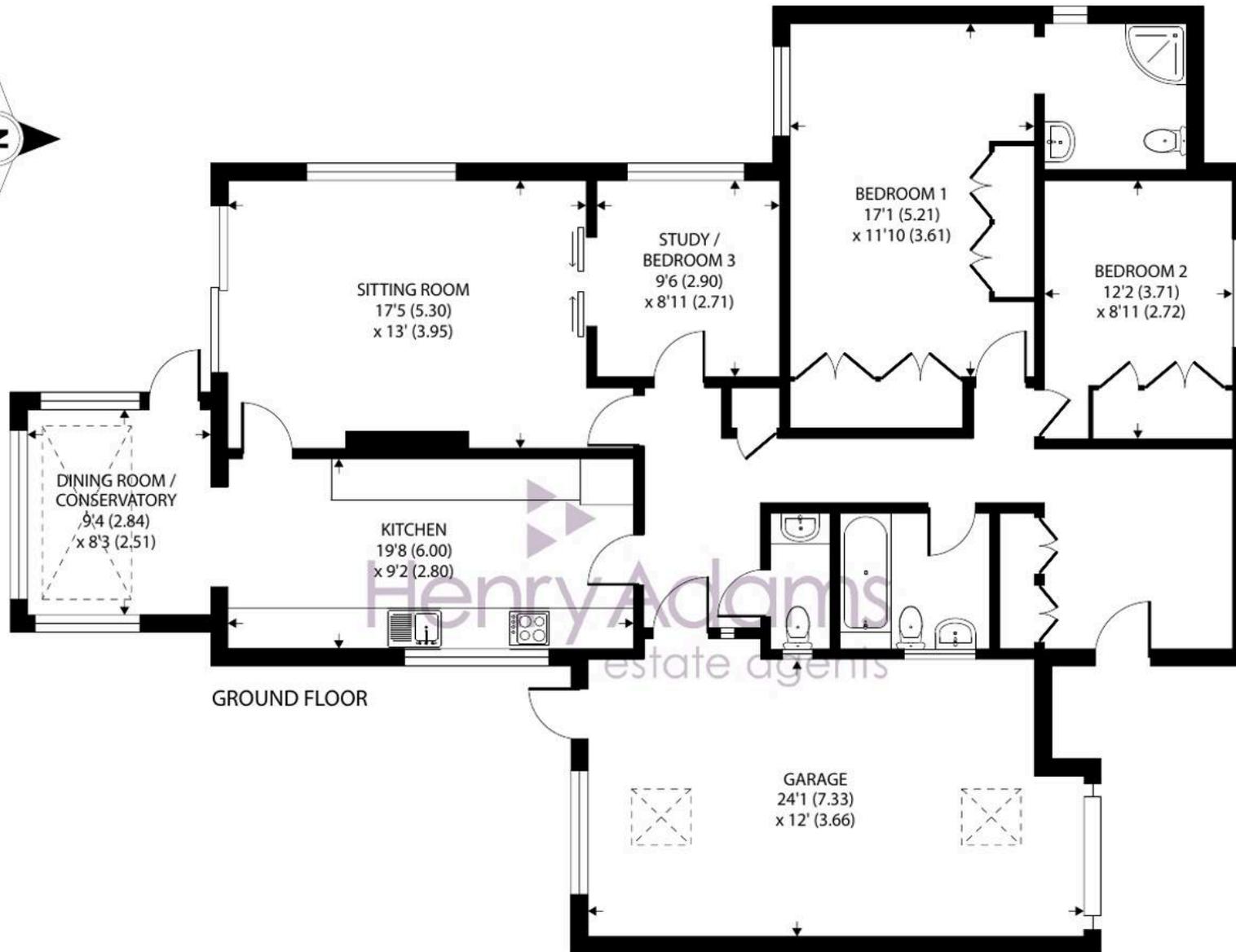
The kitchen is equipped with a comprehensive array of cupboards and includes an integrated double oven, 5 burner gas hob, cooker hood, dishwasher and washing machine. At the far end the kitchen is open plan to a dining room/conservatory providing additional natural light into the room.

Outside the front garden is stocked with mature shrubs bordering a block paved driveway and turning area. A remote-controlled door provides easy access to the garage which has ample space to create a workshop area. The south facing rear garden is walled and fenced with patio area, lawn and shrub borders.









Approximate Area = 1338 sq ft / 124.3 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1653 sq ft / 153.5 sq m

For identification only - Not to scale



**Location** - Beech Avenue 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. Number 31 is on the left opposite Cedar Drive. what3words - necks.rust.card

Chichester District Council - 24/25 Tax Band F £3,214.03

EPC-D





## Henry Adams - Chichester

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

01243 533377

[chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)

[www.henryadams.co.uk](http://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.