



2 Lyndhurst Place, Chichester, PO19 7BU

Guide Price £965,000

 Henry Adams  
estate agents

## 2 Lyndhurst Place, Chichester

An elegant home south of the city centre.

- Impressive detached town house
- Beautifully presented
- Impressive kitchen/dining room
- Four en-suite bedrooms
- Landscaped garden
- Off-road parking
- Private gated development

A beautifully modern designed detached town house, set within an exclusive gated development just a short, level walk from the heart of Chichester city centre.

Finished to an excellent standard throughout, this impressive three-storey home offers four spacious bedrooms, each benefitting from its own en-suite bathroom.

The welcoming entrance hall leads to a stunning open-plan kitchen/dining room, flooded with natural light from a roof lantern and dual-aspect windows. The stylish Shaker-style kitchen is fitted with quartz worktops, a breakfast peninsula and a full range of integrated Siemens appliances, including double ovens, a five-ring gas hob, wine fridge and dishwasher. French and bi-fold doors open directly onto the garden, creating an ideal space for entertaining.





A bright dual-aspect sitting room features elegant herringbone-style oak flooring and French doors to the garden, while a separate study, utility/boot room and cloakroom complete the ground floor.

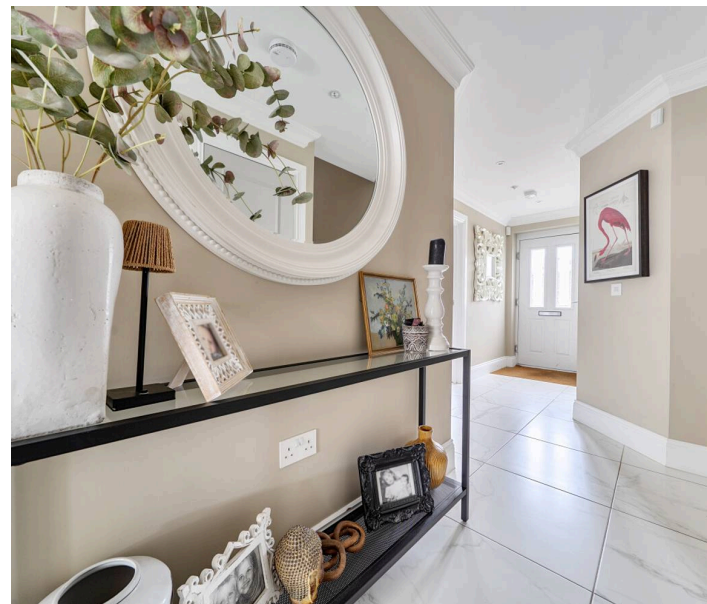
The first floor provides three double bedrooms, all with fitted wardrobes and en-suite facilities. Occupying the top floor, the principal suite enjoys excellent natural light, a dedicated dressing area with built-in wardrobes and a luxurious four-piece en-suite.

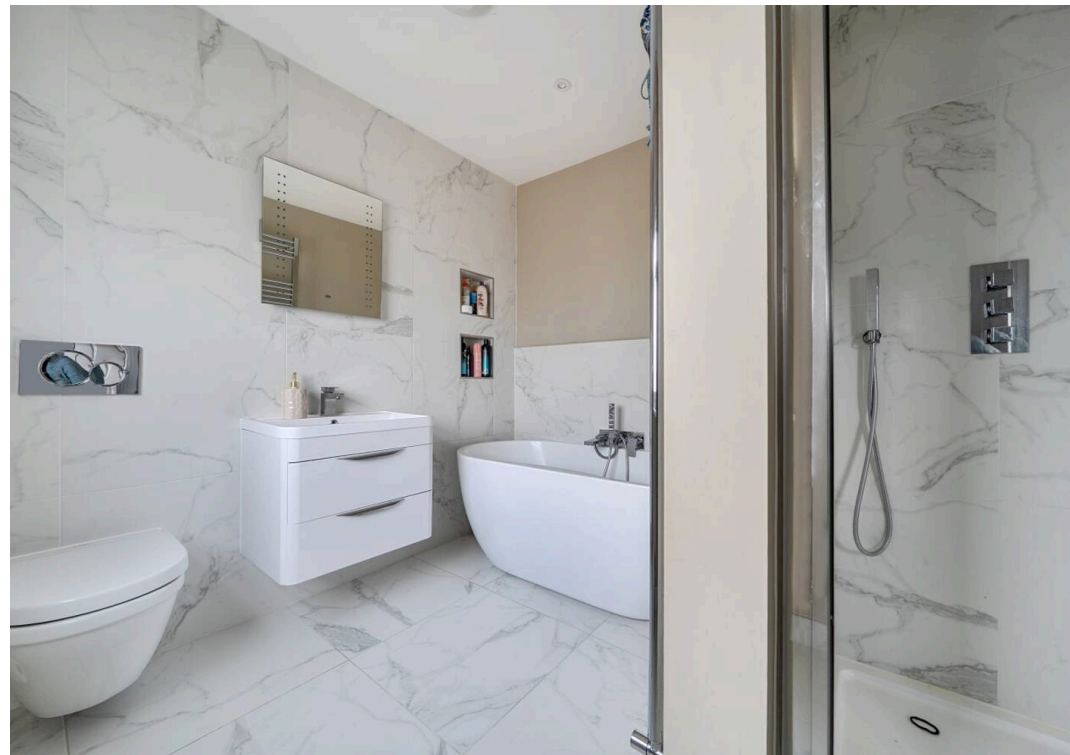
Accessed through electrically operated wrought iron gates, the property benefits from a brick-paved driveway with parking for two vehicles.

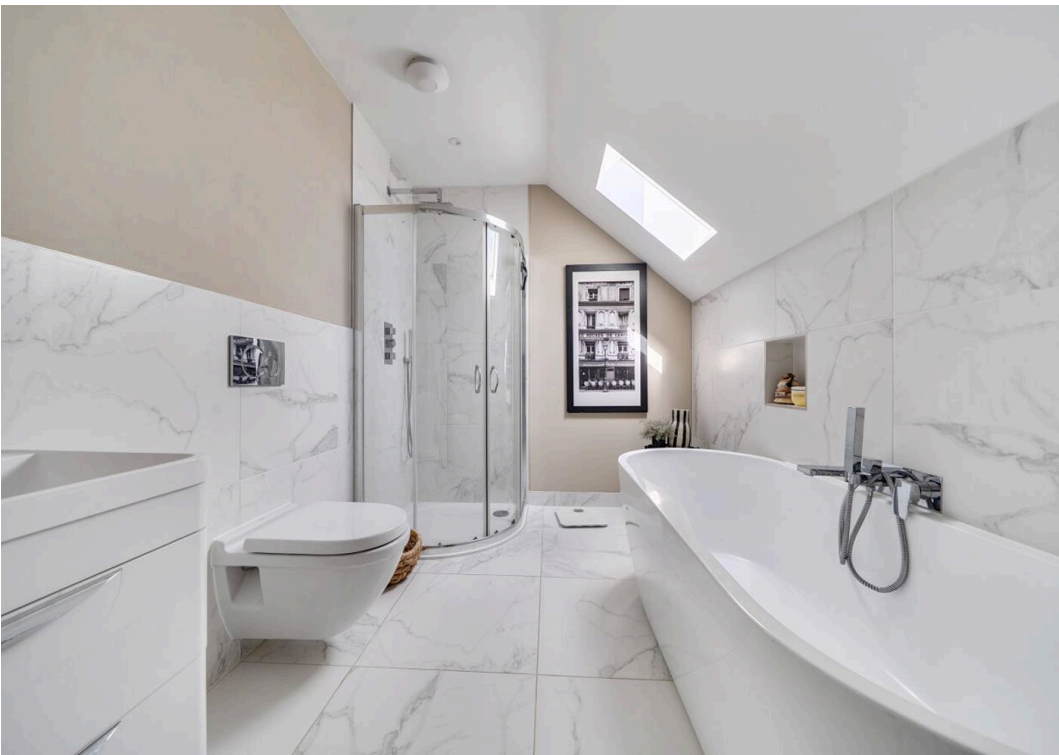
To the rear, the landscaped garden is attractively paved and bordered by mature planting, with secure side access and enclosed fencing providing privacy.

Private road charge: TBC

Chichester District Council - 26/27 Tax Band G - £4,153.59  
EPC-B









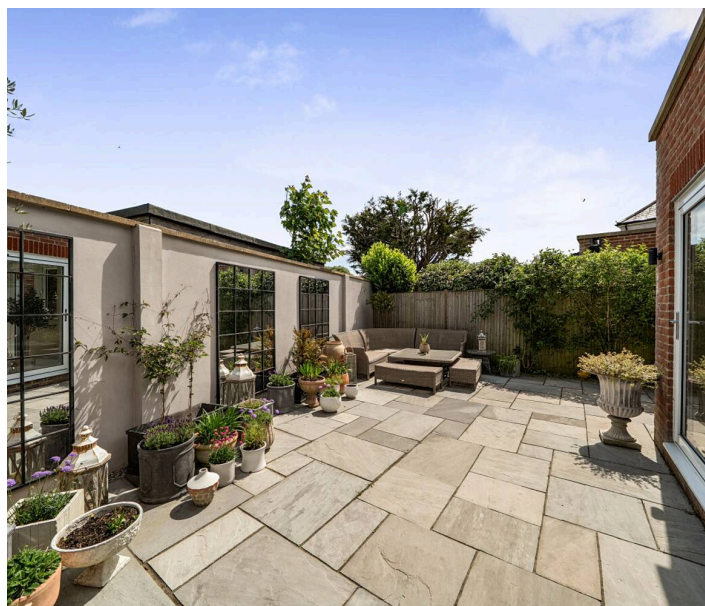
Approximate Area = 2095 sq ft / 194.6 sq m

For identification only - Not to scale



**Location** - This elegant home is within the Conservation Area to the south of the Cattle Market in Lyndhurst Road, just half a mile level walk from East Street shopping precinct, in the heart of the city. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 superb 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** - From the Eastgate circulatory system, proceed south along Market Avenue. After passing the market car park, turn left into Caledonian Road and follow the road round to the right leading into Lyndhurst Road. Take the first turning on the left into Lyndhurst Place and the property is through the private gates. What3words - quench.voice.suffer





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