



4 Bakery Mews, Old Bakery Gardens, Chichester, PO19 8FZ

Guide Price **£575,000**

4 Bakery Mews, Chichester

An immaculate semi-detached home in a private gated mews close to Chichester city centre.

- Spacious living room with bay window
- Modern kitchen/dining room with lantern roof and bi-fold doors
- Utility room and ground-floor WC
- Two double bedrooms with fitted wardrobes
- En-suite to principal bedroom
- Family bathroom
- Plantation shutters to all windows
- Landscaped, south-facing-style suntrap walled rear garden
- Remote-controlled gated access
- Off-road parking

Situated within an exclusive private gated mews off Old Bakery Gardens, this beautifully presented two-bedroom semi-detached home enjoys a peaceful setting on the edge of the city, while remaining within easy reach of the city centre and its excellent amenities.

The ground floor offers a spacious and welcoming dual aspect living room, enhanced by an attractive bay window. To the rear, the stylish contemporary kitchen/dining room is flooded with natural light thanks to a striking lantern roof and features bi-fold doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. A practical utility room and cloakroom/WC complete the accommodation on this level.





Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room with a walk-in shower, while a modern family bathroom serves the second bedroom. A thoughtfully installed light tube brightens both the landing and hallway, enhancing the sense of space and light throughout the home.

Further highlights include integrated Sonos speakers connected via the home's Wi-Fi system and plantation shutters fitted to all windows, adding both style and privacy.

Outside, the property benefits from off-road parking and attractive communal areas to the front.

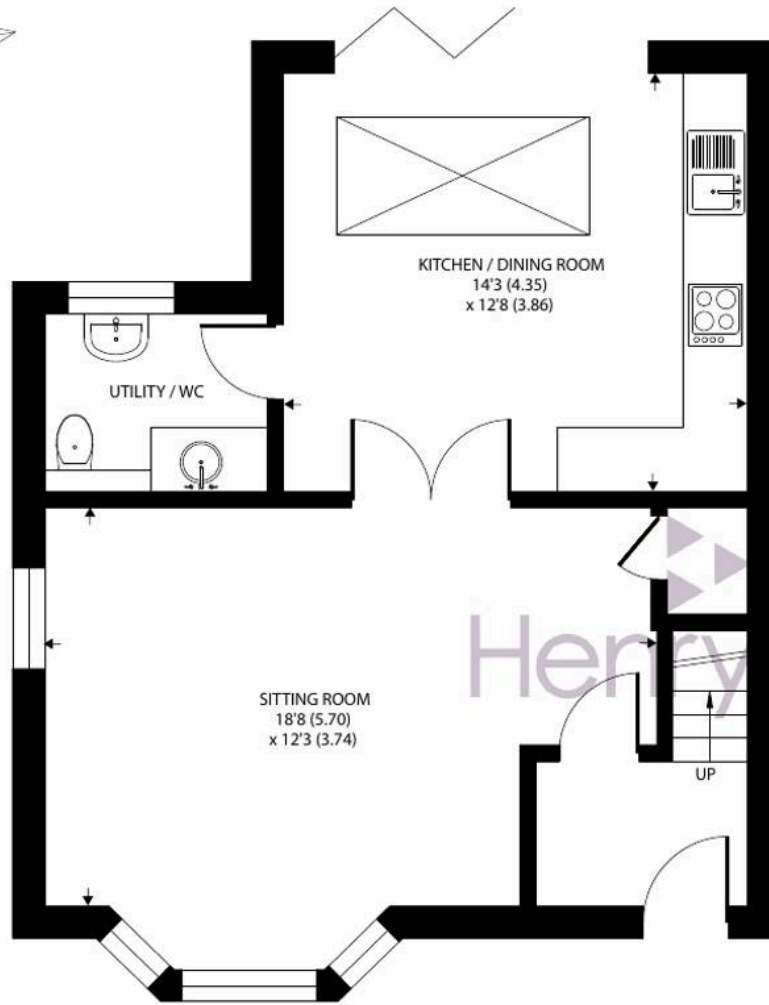
The secluded rear garden has been carefully landscaped and enjoys a sunny aspect throughout the day. It features a large, decked seating area, a charming gravel garden, mature planting and a garden shed, all installed within the last six years.

The development is accessed through remotely operated electric gates, providing both convenience and security.

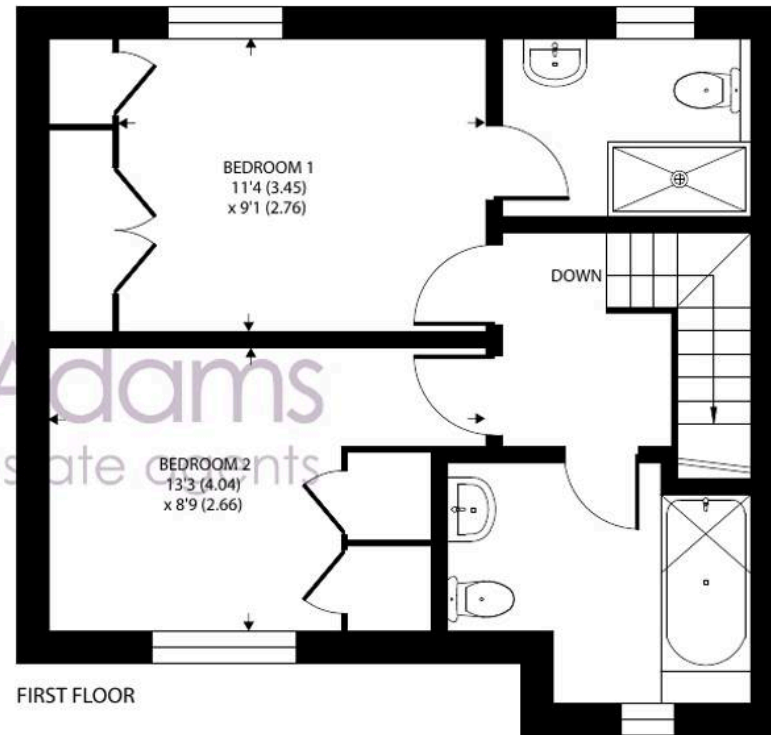
Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 928 sq ft / 86.2 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Location - 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 - From The Hornet, proceed east out of Chichester passing The Four Chesnuts public house on your left hand side. Take then next turning on the right into Whyke Road. Proceed over the railway crossing and turn right into Kingsham Avenue. Turn right into Whyke Lane and then right again into Old Bakery Gardens. Bakery Mews is a short distance along on the right. What3words - ledge.feel.shunts

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

