



36 Beech Avenue, Chichester, PO19 3DS

Guide Price £995,000

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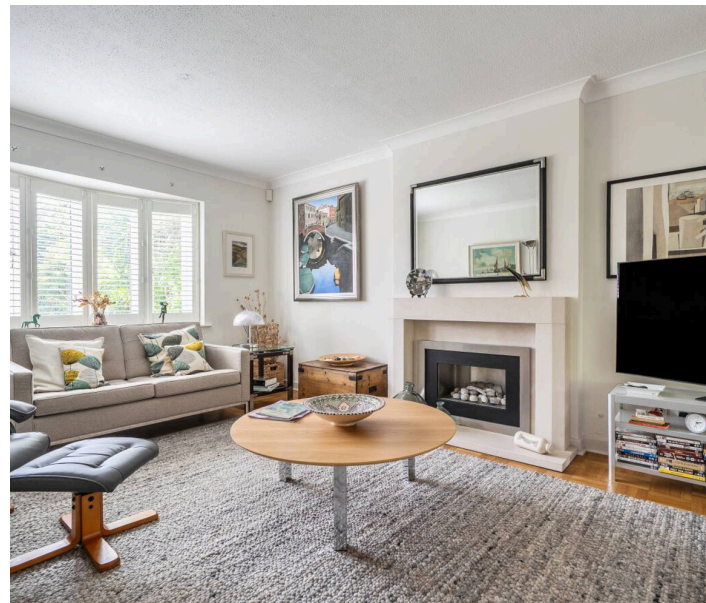
A bright, spacious and beautifully presented detached family home.

- Individual detached family home
- Substantially extended accommodation
- Highly desirable cul-de-sac location
- Approximately half a mile level walk to the city centre
- Open-plan kitchen/dining/family room
- Separate study/bedroom four
- Principal bedroom with dressing area and en-suite
- Utility room and large internal storeroom
- 22ft garage and block-paved driveway
- Beautifully landscaped, private rear garden

A beautifully presented and thoughtfully updated individual detached house, substantially extended by a previous owner and offering versatile, well-proportioned accommodation throughout.

Situated in a highly sought-after residential cul-de-sac approximately half a mile's level walk from the city centre, this exceptional home combines generous living space with a superb landscaped garden.

The accommodation begins with an enclosed porch leading to a welcoming entrance hall. Double doors open into a versatile study/bedroom four, while the well-proportioned sitting room enjoys bi-folding doors opening into an impressive open-plan kitchen, dining and family room.





The kitchen is fitted with an extensive range of classic Shaker-style wall and base units, complemented by a combination of Corian and solid wood, work surfaces. Integrated appliances include a fan-assisted oven, induction hob, cooker hood, fridge and freezer. French doors from the dining area open directly onto the stunning rear garden, creating an ideal space for both everyday living and entertaining.

Further ground-floor accommodation includes a separate utility room and a large, useful internal store room.

On the first floor, the spacious triple-aspect principal bedroom benefits from a dressing area and an en-suite shower room. There are two further well-proportioned bedrooms and a family bathroom.

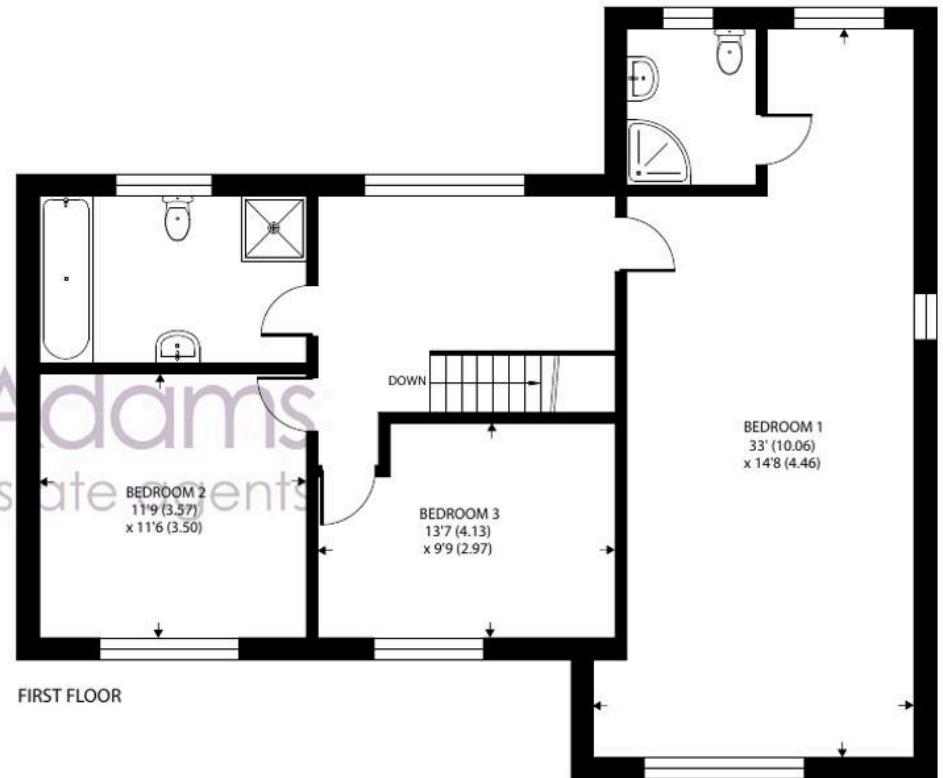
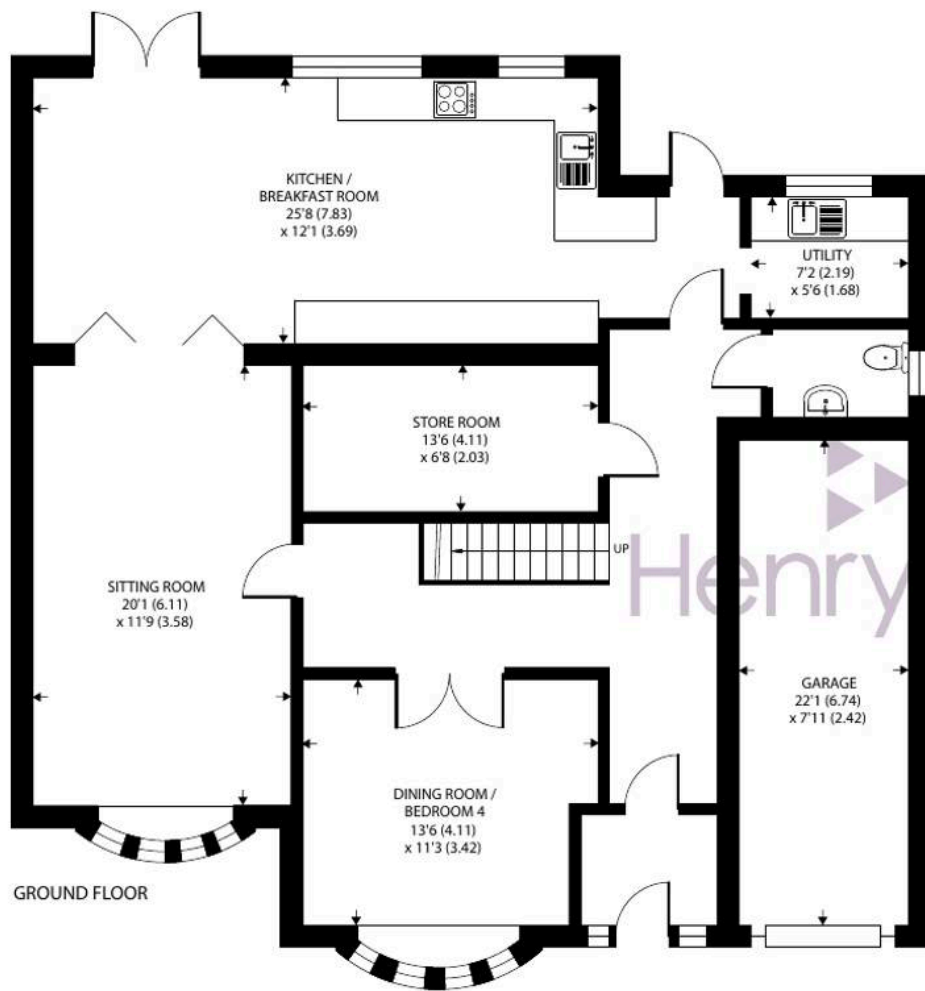
Outside, the property is approached via a secluded front garden with a block-paved driveway leading to the 22ft garage. A side pedestrian access leads to the superbly landscaped rear garden, featuring a large patio, lawn and abundantly stocked flower and shrub borders, providing a delightful and private outdoor setting.

Chichester District Council - 26/27 Tax Band G £4153.59 EPC-C









Approximate Area = 2191 sq ft / 203.5 sq m

Garage = 171 sq ft / 15.8 sq m

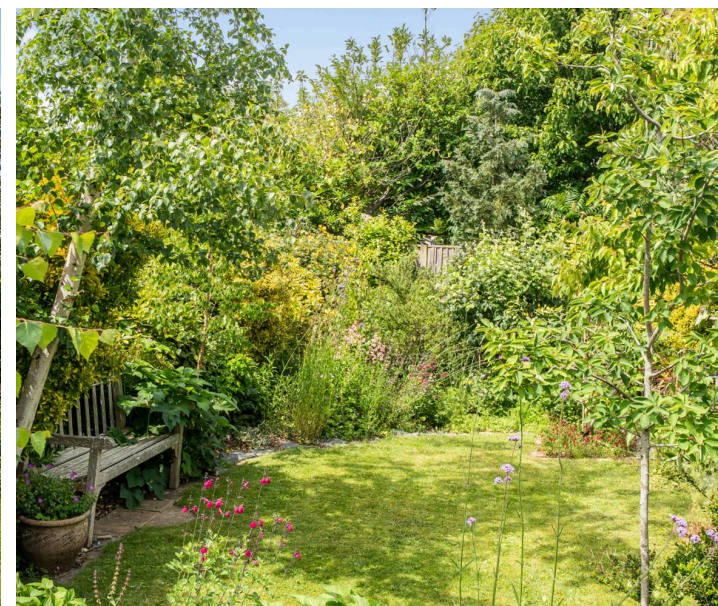
Total = 2362 sq ft / 219.3 sq m

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 36 is towards the end on the right after Cedar Drive. What3words - version.offstage.winters





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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.