

HARBOUR WAY
CHICHESTER



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CHIDHAM
CHICHESTER

A CONTEMPORARY HOME IN A STUNNING LOCATION, WITH VIEWS OVER CHICHESTER HARBOUR. THIS IMPOSING RESIDENCE IS POSITIONED ALONG A PRIVATE ROAD AND BENEFITS FROM LIGHT AND SPACIOUS ACCOMMODATION, TO INCLUDE IMPRESSIVE SITTING ROOM WITH MAGNIFICENT OUTLOOK OVER THE HARBOUR AND PRINCIPAL BEDROOM SUITE WITH BALCONY OCCUPYING THE SECOND FLOOR WITH VIEWS OVER FAMLAND.

ACCOMMODATION

5 BEDROOMS, 2 EN SUITE BATH/SHOWER ROOMS, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, FAMILY ROOM, GARDEN ROOM, CLOAKROOM, UTILITY, CELLAR.

The Country House Company

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This attractive home is positioned in the most exceptional location, being one of only 9 houses built on a private estate that overlooks the waters of Chichester Harbour with distant views to the South Downs.

The property was extensively remodelled in 2009 and provides practical, modern living space with many special features.

There is a large sitting room with open working fire that has wonderful views to the water from the bay window, which is thoughtfully fitted with window seats.

The extensively fitted kitchen/breakfast room opens to both dining and family rooms making it the ideal entertainment space, overlooking the south facing garden.

Completing the ground floor accommodation is the garden room with cellar, utility and cloakroom.

All the bedrooms, have fabulous views and, with the exception of the master bedroom, are located on the first floor.

There is a Jack and Jill shower room for bedrooms two and three and a further family bathroom.



The principal bedroom is on the second floor with en suite bathroom and a balcony with stunning views over farmland and beyond to Bosham Creek and Itchenor Reach.

Outside

The house is set back from the lane and centrally positioned within its plot.

To the front is an area of lawn and parking for several cars. Across the road is a further area of 'open space' to the sea wall, whilst to the rear is the enclosed low maintenance garden with south facing terrace and outlook over farmland.

Situation

Chidham is a Hamlet that lies in the centre of its own peninsula which juts out into Chichester Harbour. There is a church, public house and a Sailing Club at Copnor Point.

For leisure pursuits Chichester provides recreational and social activities whilst the Harbour provides some of the best sailing facilities in the South, whilst The South Downs National Park is great for ramblers and the Witterings also close by ideal for water sports.



For commuters both Chichester and Emsworth offer a wide range of facilities and amenities with rail links via Chichester to London Victoria and via Havant to London Waterloo. Access to the A27 via Emsworth also provides easy access to the A3.

Services: Main's electricity, drainage and water. Gas fired central heating.

Local Authority: Chichester City Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

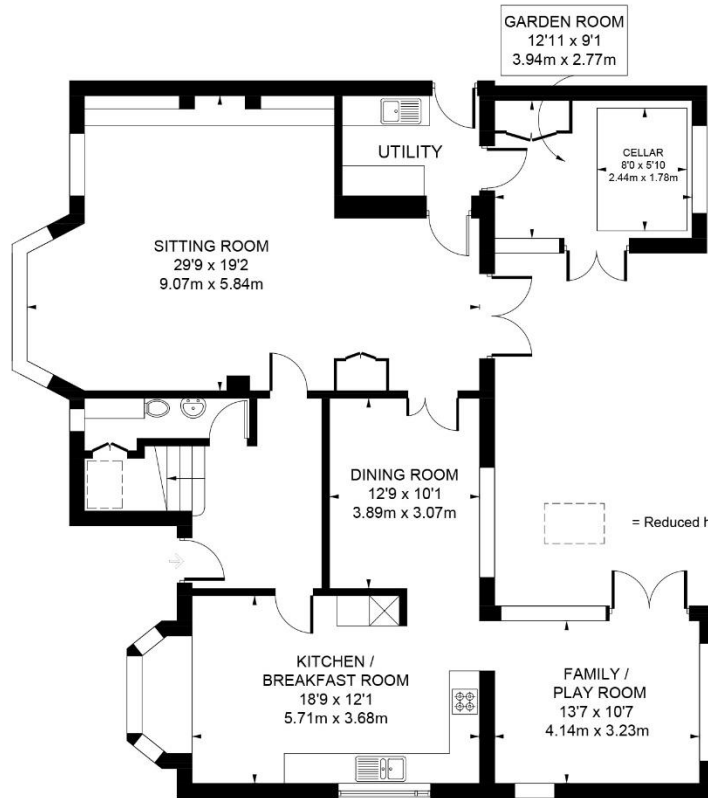
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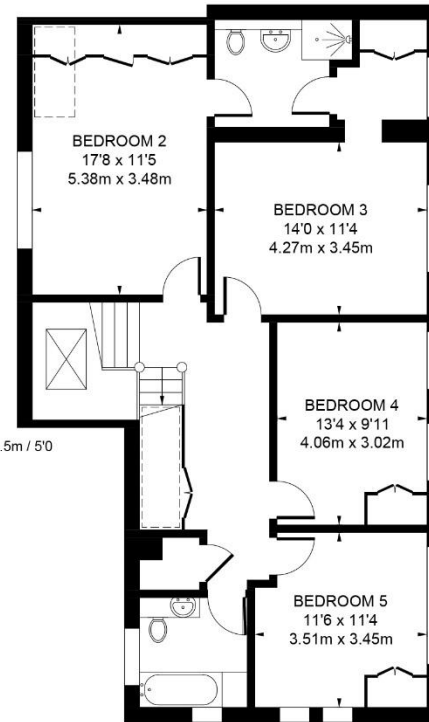
Agents Notes: An annual maintenance charge for the communal areas applies

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

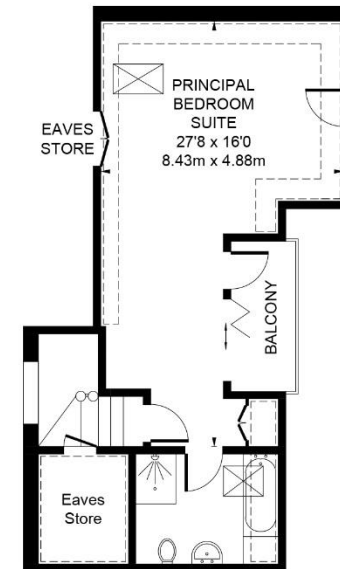




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL APPROX. FLOOR AREA 2887 SQ.FT (268.2 SQ.M)
(INCLUDING EAVES STORE / CELLAR)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

