







## AT A GLANCE

- 🏠 4100 sq ft of accommodation
- 🛏 5 double bedrooms
- 🚿 Two en-suite bath / shower rooms
- 🚿 Family bathroom
- 🏠 Three reception rooms
- 🏠 Beautiful kitchen/breakfast/family room
- 🏠 Utility room & cloakroom
- 🏠 0.5 acres of grounds
- 🏠 Driveway for several cars & double garage
- 🏠 No forward chain!
- 🏠 Guide price £1,500,000





## ABOUT THE PROPERTY

I am delighted to introduce to the open market this beautifully appointed family home situated on the Chidham border, close to the tranquil Chichester Harbour foreshore.

The beautiful Cathedral City of Chichester is a mere 4 miles to the East and offers a huge array of good quality shops and fine bars and restaurants.







## ABOUT THE PROPERTY

This impressive property sits centrally in an half acre plot approached via a gravel driveway through pillars and electric gates leading to a double garage and workshop/office.

The Portico entrance with wide door leads through to the reception hall. An Oak stair case and glass balustrade rises to the galleried first floor. There is a cloakroom with wc and basin and cloaks cupboard.

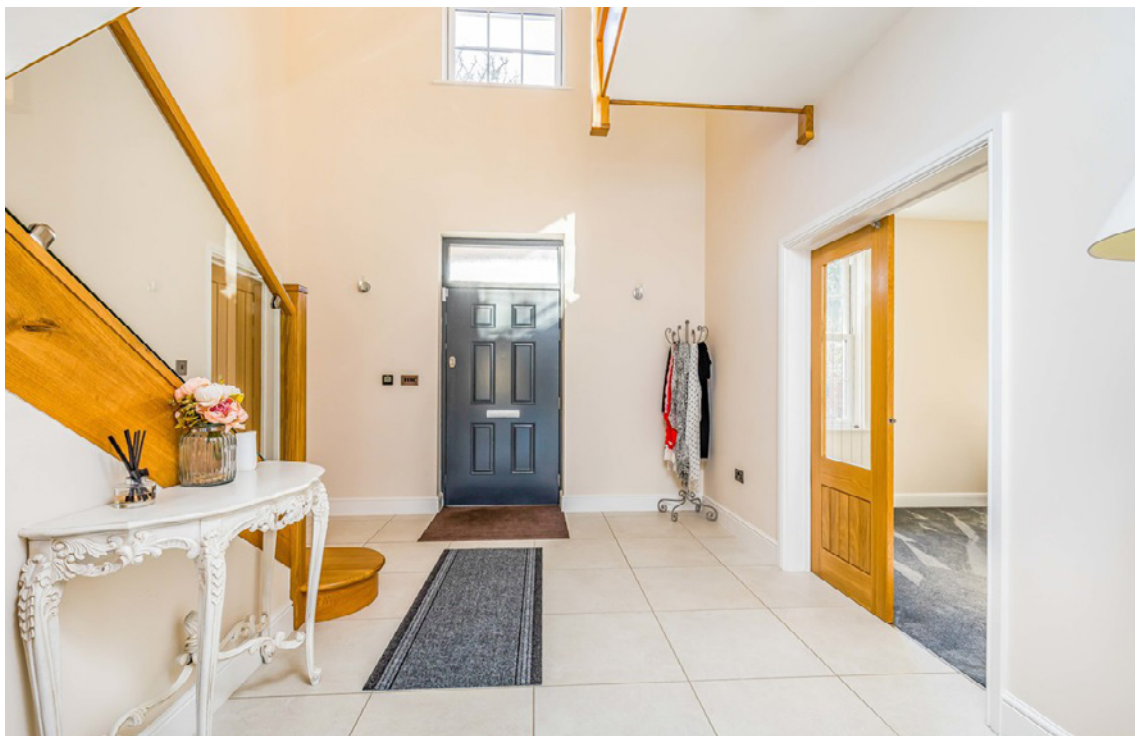
An arch leads through to the kitchen, a door leads to sitting room and double doors lead to the living room.

Living Room: This elegant room has a large opening for a fireplace and twin sash windows to front. Double doors lead through to:

Dining Room: with double aspect double glazed sliding doors and bi-fold doors lead out onto paved sun terrace. Door to:

Kitchen/Family/Breakfast Room: A stunning kitchen in cool modern greys and white with a large central island curved breakfast bar at one end. Ample storage and a good mix of integrated appliances including three chest height ovens, fridge, freezer and dishwasher. Plenty of room for another dining table and sofa. Bi-fold doors lead to paved sun terrace. Door leads to utility room with space and plumbing for washing machine, tumble dryer, sink and matching kitchen units, door to side garden.

First Floor: with galleried landing and large central window flooding area with sun light. Airing cupboard doors to all rooms and large cupboard. Master Bedroom: with walk-through built-in wardrobes. The bedroom has large double aspect sash windows overlooking garden to side and rear.





## ABOUT THE PROPERTY

**Master Bedroom:** with walk through built-in wardrobes. The bedroom has large double aspect sash windows over looking garden to side and rear. Door leads to:

**En-Suite Bathroom:** with four piece suite including bath, walk in shower, basin, wc and window to side.

**Bedroom Two:** Large sash window to rear overlooking the garden, door to:

**En-suite shower room:** with shower cubicle, was basin, wc and window to side.

**Bedroom Three** with large sash window to rear overlooking the garden.

**Bedroom Four** with large twin, sash windows overlooking the grounds to the front.

**Bedroom Five** with large twin, sash windows overlooking the grounds to the front.

**Family Bathroom** with four piece suite including shower, bath, wash basin and wc. Window to side.

**First Floor** Large cupboard (originally in place to create spiral staircase to loft area. As seen in photos, the loft area is vast with trusses and dormer windows in place to create further accommodation to possibly include gym, cinema room or bedrooms and bathrooms.

### Outside

Half acre grounds with circular drive and plenty of parking. The double garage and workshop has power and light. Gates lead either side of the house to side and rear gardens.

The rear garden is fenced by 6ft border fencing. There are newly planted trees along the side and rear flanks. Paved terraced areas provide seating.































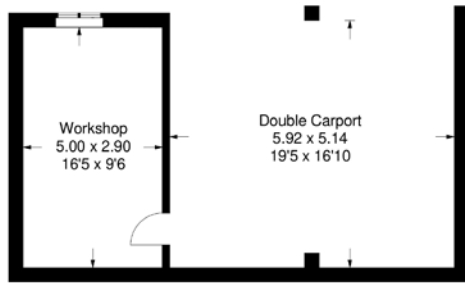




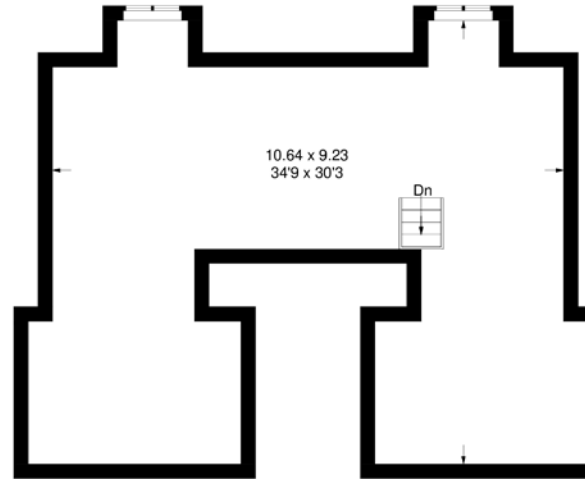


# Main Road, Chidham

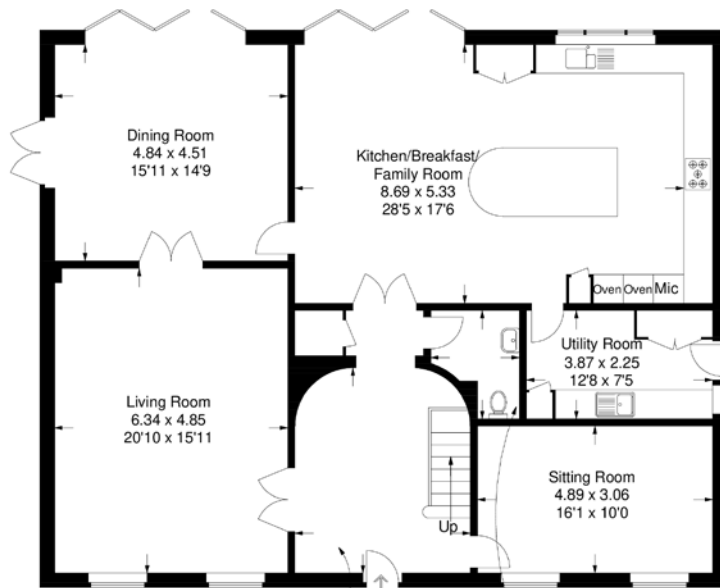
Approximate Gross Internal Area = 382 sq m / 4112 sq ft  
 Outbuilding = 45.7 sq m / 492 sq ft  
 Total = 427.7 sq m / 4604 sq ft



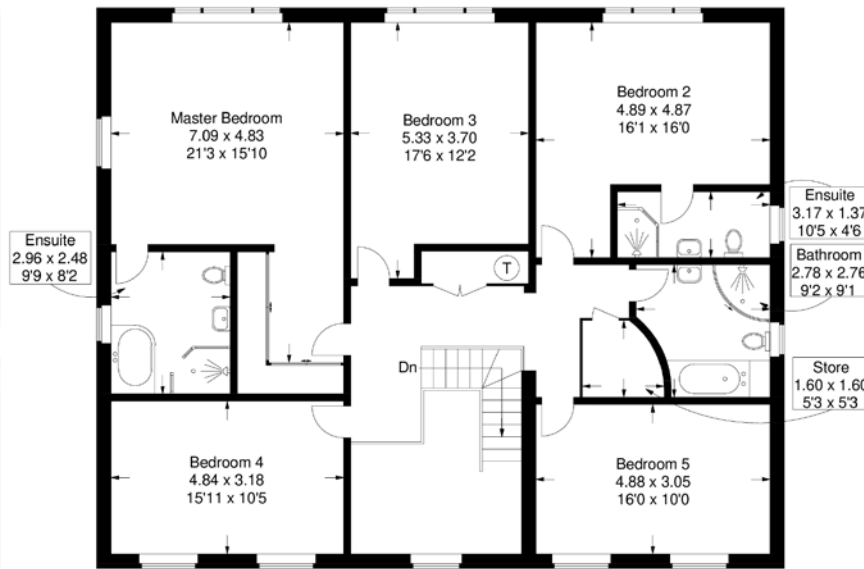
Outbuilding



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





## LOCATION

Chichester (4 miles away) unlike many other cities offers the very best of both countryside and the sea. If you are a water sports enthusiast you will be spoilt as less than 2 miles away is Bosham Sailing Club and Chichester marina for larger vessels is just 6 miles away.

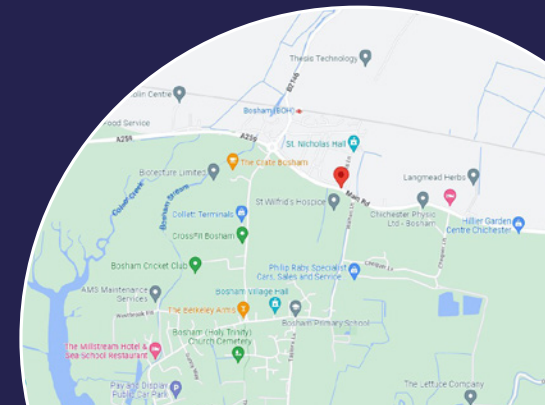
Goodwood comes in many formats. Horse Racing here offers the most spectacular views over the downs as you watch your riders race to the finish line at one of the country's finest courses.

An enviable motor racing circuit which also celebrates the Festival of Speed Superb for any petrol head or Revival which takes you back through the decades and offers a magical day for any age group.

Finally, Goodwood House Hotel offering superb Golf and Spa with beautiful settings.

From Chichester you can travel to London Victoria and also Gatwick Airport connecting you with Europe. Or a trip to Gunwharf Quays at Portsmouth by train will also provide much entertainment.

Chichester also has the famous Festival Theatre. This unusual hexagon theatre offers some of the very best shows and plays from the West End.







## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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**in** Christopher Smeed





## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.





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