















AT A GLANCE

-  Three Double Bedrooms
-  En-Suite Shower Room To Master
-  Living Room With Triple Aspect Windows
-  Family Bathroom & Large Cloak Room
-  Kitchen / Dining Room Plus Utility Room
-  15 Minute Walk To City Centre
-  High Ceilings - 1490 sq ft
-  Off Road Parking for Two Cars
-  Plus Additional Garage to Side
-  Must Be Viewed





ABOUT THE PROPERTY

GUIDE PRICE £735,000 - £740,000

This impressive and stylish Georgian-style home, with its high ceilings and abundance of natural light, is situated in one of the most sought-after developments in the area. Positioned opposite one of the development's beautiful park gardens—one of only two such gardens along with the historic 'Old Parade Ground' on Richmond Avenue, this property exudes elegance and class.

Spanning 1,490 square feet, the home is flooded with light, thanks to its many windows. The living room is particularly bright, featuring triple-aspect windows that capture daylight from morning to evening. French doors open onto a private garden, offering a seamless connection between indoor and outdoor spaces.

Upon entering, you are greeted by a spacious entrance hall, ideal for welcoming guests. The grand staircase leads up to a galleried landing on the first floor, where you'll find three generously sized double bedrooms. The master bedroom is a standout, with its large en-suite shower room and double-aspect windows that offer charming views over the park.





ABOUT THE PROPERTY

This property is not only beautiful but also energy-efficient, with solar panels that help reduce utility bills, adding a practical touch to its many features.

One of the home's key assets is its garage—a proper garage with enough space to comfortably fit a car, a rarity in many modern developments. As the garage is adjacent to the property, there is potential to extend the ground floor accommodation if desired, while still retaining two allocated parking spaces to the side. These can be conveniently accessed either from the garden or directly from the road.









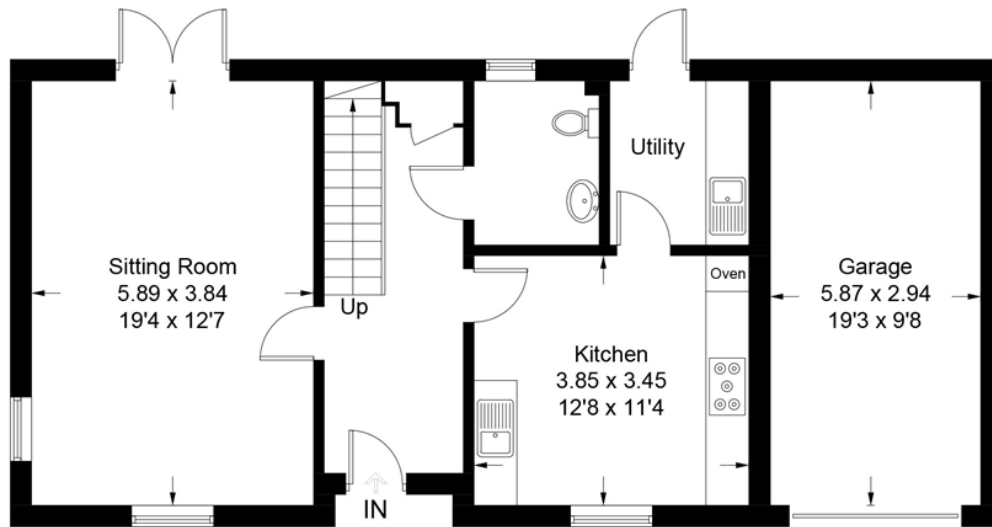


19 Charlotte Avenue, Chichester, PO19 6DU

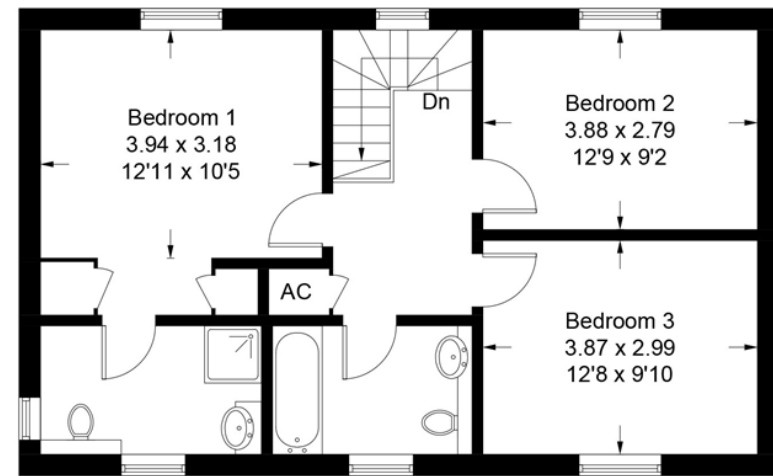
Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 136.6 sq m / 1470 sq ft

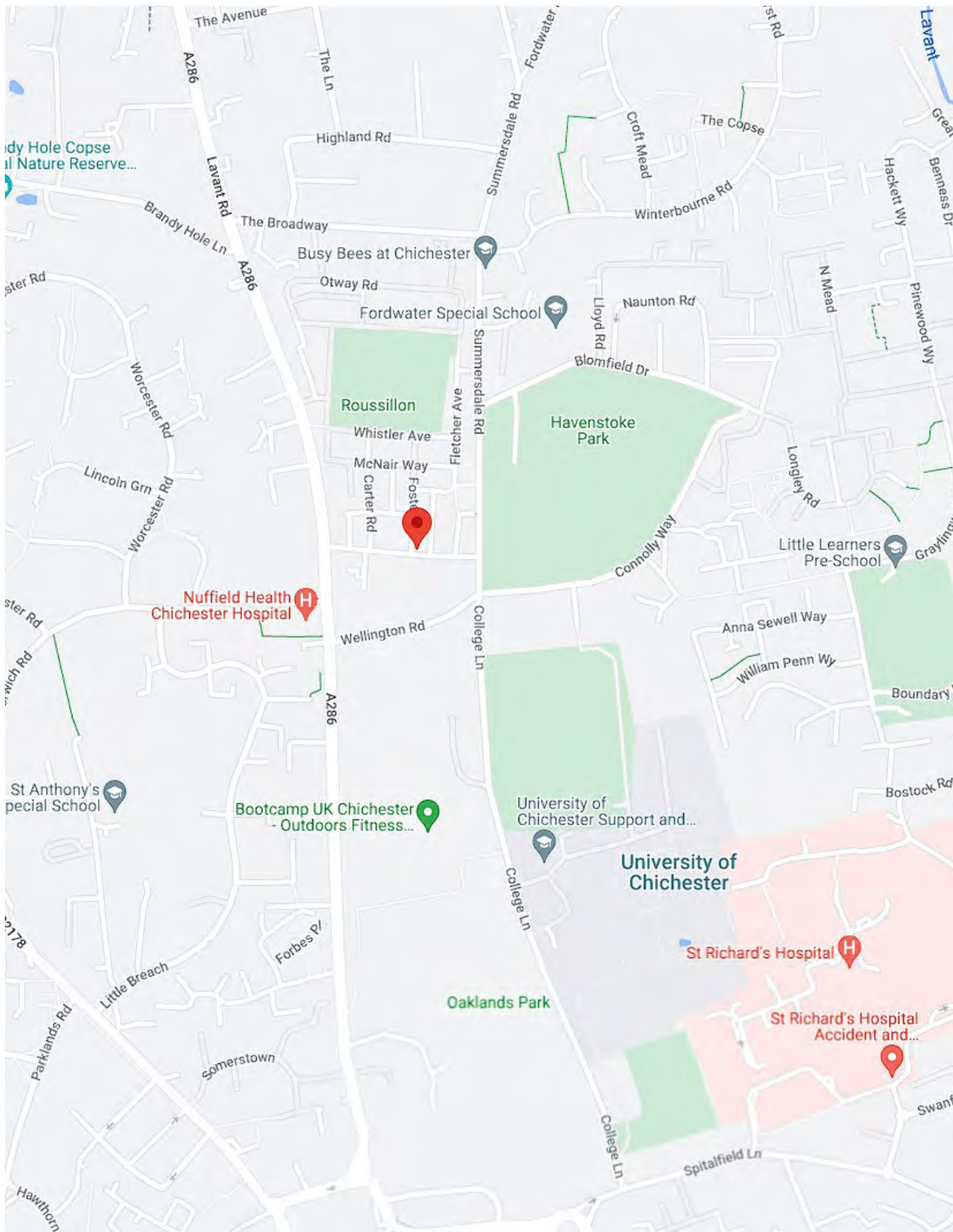


Ground Floor



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. (ID900495)



LOCATION

Built in 2013, this stylish development is less than a mile from the vibrant city centre of Chichester, which has consistently been voted one of the top ten places to live in the UK. The city offers a vast selection of restaurants, bars, boutiques, and shops, all within a 20-minute walk or short cycle ride. Chichester is also home to the renowned Festival Theatre, which hosts some of the best shows and touring productions outside of London's West End.

For those who enjoy outdoor pursuits, the surrounding area has much to offer. Glorious Goodwood Racecourse and the famous Motor Racing Circuit, known for events like the Revival and Festival of Speed, are close by. Additionally, Chichester Marina, some of the country's best sailing clubs, and popular local beaches are just a short drive away, making this home an ideal base for enjoying all that this beautiful region has to offer.



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.



NEXA

PROPERTIES



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