



5 Cawley Road

Chichester, West Sussex PO19 1UZ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





5 Cawley Road

Chichester, West Sussex

A superbly appointed 4 bedroom semi-detached Victorian Villa of immense character, with off street parking and a wonderful long south facing rear garden, in all set in about 0.1 acres, located within short walking distance to the city centre.



Chichester harbour and The South Downs

PROPERTY FEATURES

4 Bedrooms
Family Bathroom/WC
Landing
Entrance Hall
Sitting Room
Kitchen/Dining/Family Room
and Utility Room
Shower Room/WC

OUTSIDE

Own front drive parking area for a vehicle
Wonderfull long rear garden
with southerly aspect

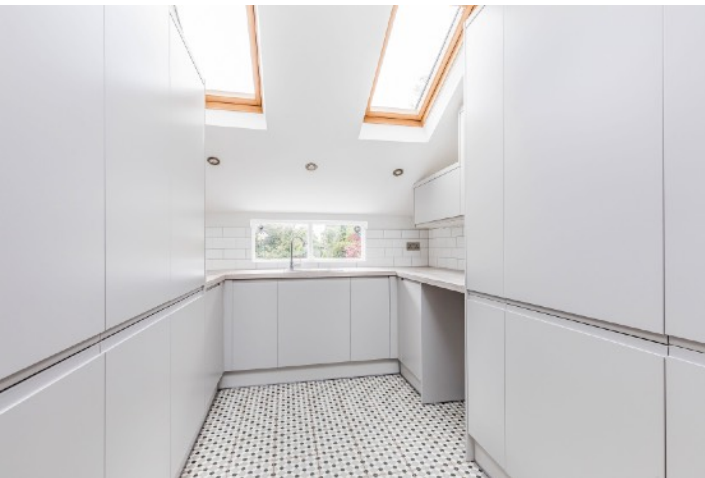
South facing garden
In all set in approx. 0.1 acres

THE PROPERTY

5 Cawley Road is a fine semi-detached Victorian Villa of immense charm and character of elegant proportions with impressive accommodation featuring, tall ceilings and large sash windows. The property has a modern kitchen/utility room, whilst retaining a number of attractive period character features including, fireplaces in the sitting room and the dining/family room.

Upon entering the house there is a spacious entrance hall with doors leading to the front sitting room with a bay window and fireplace. From the hall a door leads into the fabulous kitchen/dining/family room with a fireplace and partly vaulted ceiling with folding doors opening out to the decked area and long south facing rear garden. The kitchen is open plan to the utility room and there is a shower room/wc. From the entrance hall stairs rise to the landing with doors leading to there bedrooms and the family bathroom/wc and further staircase rises to the second floor double aspect fourth bedroom with amazing views over the rear garden and a glimpse of the cathedral spire.

**Set in beautifully south facing gardens
In all about 0.1 acres**











CHICHESTER

5 Cawley Road is situated opposite the Ancient Roman Walls which provide a fascinating walk round much of the City and located within a short walk of Chichester rail station and only a few hundred yards of the City centre. The local Medical Centre, Primary and Secondary schools are within walking distance. Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras.

The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Excellent amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House, University of Chichester and Portsmouth Grammar school.



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and attractions including: Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways.

There are miles of award winning sandy beaches at the Witterings. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour Marina, and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.





GARDENS & GROUNDS

5 Cawley Road is set on a generous plot and approached from a driveway with off street parking. There is a separate side entrance leading to the formal garden is mainly laid to lawn with various "sun trap" areas facing south and a there is a delightful sheltered decked sun terrace, which is accessed from the family/dining room. The beautiful gardens and grounds are well stocked with shrub borders and a good variety of well established hedges and a few small trees and two garden sheds. **In all, set in both facing gardens and grounds of approx. 0.1 acres**





5 Cawley Road, Chichester, PO19 1UZ

Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 10.4 sq m / 112 sq ft

Total = 138.1 sq m / 1486 sq ft



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.



Goodwood Racecourse



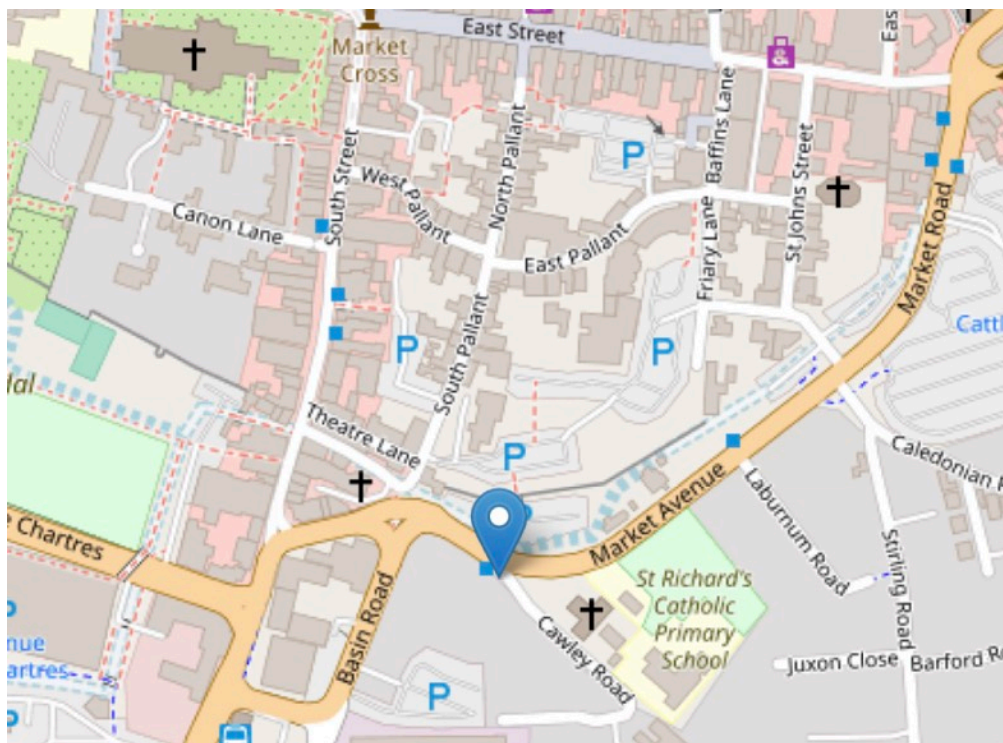
Goodwood Revival



Chichester Marina



West Wittering Beach



DIRECTIONS

Travelling from the A27 Stockbridge roundabout take the exit north along the A286 Stockbridge Road towards the City centre, continue over the level crossing at Chichester main line rail station and bear right at the traffic lights, after a short distance turn right into Cawley Road after a short distance the driveway and entrance to 5 Cawley Road will be found on the right hand side.

SERVICES

Mains electricity, gas, water and drainage.

Local Authority:

Chichester District Council Tel: 01243 758166

Council Tax Band: E 2023/24: £2,719.56 EPC Rating: D

COMMUNICATION TRAVEL LINKS

Chichester mainline rail station is within walking distance and links to London Victoria (95mins) and via Havant to London/Waterloo (95mins). The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and to central London/Westminster about (75miles) and Airports at Heathrow (65miles) or alternatively Gatwick via A27/A24 (49miles). Southampton International Airport (35miles) and Portsmouth (17 miles) both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

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Viewing by Appointment

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