



Linden Lodge

Salthill Road, Chichester, West Sussex PO19 3PY

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Main House

4 Bedrooms (one with roof top terrace)
 2 Bathrooms (one ensuite)
 Shower Room (ensuite)
 Reception Hall
 2 Receptions
 Kitchen/Breakfast/Family Room
 2 Utility Rooms
 Cloak Room/Wet Room

Ground Floor Annexe

Bedroom and ensuite Shower Room (doors to terrace)
 Study/Small Bedroom
 Sitting Room (double aspect with doors to terrace)
 Kitchen open plan to above sitting room
 Entrance Hall, Cloak Room
 Utility Room

First Floor Apartment

Bedroom with (ensuite Shower Room)
 Sitting Room and 'Juliette Balcony'
 Entrance stairs to spacious Landing

Outside

Double Garage, In-out carriage driveway,
 Separate Entrance for Apartment with
 parking for vehicles, small boat and dinghy
 Garden (South), Hot Tub, Workshop, Greenhouse, Dog Kennel
 Lane & Light Woodland opposite about 0.25 acres:-
 Adverse Possession application is being made by the vendor
 Gardens & Grounds in all, about 0.8 acres

Linden Lodge

Salthill Road, Chichester

A substantial detached house of character with a self contained Ground floor Annexe and separate First floor Apartment, superbly presented with a versatile layout and spacious accommodation, ideal for an extended family or potential to generate additional income. Located opposite light woodland. The delightful mature gardens and grounds with a southerly rear aspect are, in all, set in about 0.8 acres.



THE PROPERTY

Linden Lodge is a particularly spacious detached house of character with origins that are understood to date back approximately 100 years. The property has subsequently been extended and offers substantial and versatile accommodation with a southerly aspect overlooking a well established private rear garden. Upon entering the house there is a welcoming Reception Hall which features a brick fireplace, timber floors and a Galleried Landing with natural light and an airy ambience. The Cloak Room/Wet Room is off the Reception Hall and to the right of the hall a door leads to the first Utility Room.



Further along the hallway to a double aspect Sitting Room with two sets of patio doors to the paved terrace and rear garden and another door to the second Utility Room which has a door leading to the ground floor Annexe. There is a separate Dining Room overlooking the rear garden, with a brick fireplace (non functioning) with an electric stove. The Family Room with a fireplace and wood burning stove, is open plan to the Kitchen/Breakfast Room (with doors opening out to the rear paved terrace area and garden), and there is central worktop island with space for a breakfast table at the side and a door to the first Utility Room. The Reception Hall has a staircase leading up to a light and airy Galleried Landing and Four Bedrooms, two of which have ensuite Bathrooms and a Shower Room respectively, and there is a Family Bathroom. The double aspect Principal Bedroom has doors leading to the roof top terrace overlooking the rear garden.





LOCATION

Linden Lodge situated about 2 miles north west of the City, is within reach of Oakwood Preparatory School en route north west towards East Ashling. The South Downs National Park to the north of Chichester is accessible by road. Chichester Harbour is within easy reach, Dell Quay Sailing Club and Bosham Sailing club are about 3 miles south. The nearby village of Fishbourne railway station connects (to London Victoria and via Havant to London Waterloo). The village, has a Church, Bosham Dental Centre, Two public houses, and the Internationally renowned historic Roman Palace (dated 75AD) & Gardens (The palace is the largest residential Roman building discovered in Britain). There are Primary Schools at; Fishbourne, Bosham, and Funtington at West Ashling.



The leisure facilities at the Fishbourne Club & Playing fields include; Tennis, Bowls, Football, Croquet and Cricket. Restaurants/pubs are located in nearby villages of East Ashling, Funtingdon (with Farm shop) and The Millstream Hotel at Bosham. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles. Chichester mainline rail station links to London Victoria (95mins) and via Havant to London/Waterloo (95mins). The A3 (M) motorway is about 12 miles west, connecting to the M25 Junction10 and to central London/ Westminster (72miles) and Airports at Heathrow (61miles) or alternatively Gatwick via A27/A24 (45miles). Southampton International Airport (33miles) and Portsmouth (19miles) both cities have ferry services to the Isle of Wight, Channel Isles and Northern Europe.



ANNEXE & APARTMENT

The **ground floor Annexe** has its own independent entrance hall accessed from the front driveway and is attached to the main house and has access the house through doors via the second utility room. The Annexe has a delightful Sitting Room with doors to rear decking and is open plan to a kitchen, there is a Cloak Room and the main Bedroom (has doors leading out to the paved terrace area) and has an en-suite 'Wet' Room/WC and there is a Study/Small Bedroom, the rooms have wheelchair access width doors.



The **first floor Apartment** is located above the garage and part of the ground floor annexe and accessed via the separate entrance to the left hand side of the property and approached via a separate front entrance five-bar gate accessed from the private lane. The apartment comprises: entrance door to staircase, character vaulted ceilings, Sitting Room open plan to Kitchen area with 'Juliette Balcony' overlooking the rear garden, from the landing steps lead down to the open plan Bedroom which has an en-suite Shower Room/WC.



GARDENS & GROUNDS

Linden Lodge is approached from a private road/lane leading off Salthill Road. The property has a particularly wide frontage with an 'in and out' Carriage Drive-way with two five-bar gates leading to an extensive parking area for numerous vehicles and a Double Garage with two electric up and over doors, behind which there is further parking space for vehicles, a small boat and or dinghy's. There is independent entrance door to the ground floor Annexe at the front of the house and the entrance to the first floor Apartment is located at the rear of the double garage and approached via a separate front entrance five-bar gate accessed from the private lane.



The separate side entrances either side of the house lead to the rear garden, which is mainly laid to lawn with a variety of trees and shrubs, flower borders, small pond and hedges providing a good degree of privacy. Leading out from the house and ground floor annexe there is an extensive stone paved terraced area leading down to the lawned garden with a superb 'Hot Tub' area sheltered on three side by hedges and wrought iron gated fence. There is a log store and Workshop, a raised vegetable garden and Greenhouse and timber Dog Kennel. The vendor is making an application for Adverse Possession of part of the Lane and the Light Woodland (in all about 0.25 acres) located in front (north) of Linden Lodge which is understood to have been used during the years of ownership by the owners of Linden Lodge. The main house with adjoining annexe and apartment are set in delightful gardens and grounds, in all, about 0.8 acres.





Countryside to the north of Linden Lodge

COASTAL & COUNTRY PURSUITS

Chichester is reputed for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Footwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northey Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include; Tangmere Military Aviation Museum, The Weald & Downland Open Air Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



Dell Quay and Chichester Cathedral

CHICHESTER

This wonderful City founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk round 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 octangular Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin south for about 2 miles, navigable by canoe and rowing boats to Donnington and a further 2 miles of walks beside the canal continue to Birdham, Chichester Marina. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a variety of amenities including; public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include; the award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Portsmouth Grammar school.

Linden Lodge Salthill Road, Chichester

Approximate Gross Internal Area

House (Excluding Void) = 275.6 sq m / 2966 sq ft

First Floor Apartment (Excluding Eaves) = 55.2 sq m / 594 sq ft

Garage = 27.5 sq m / 296 sq ft

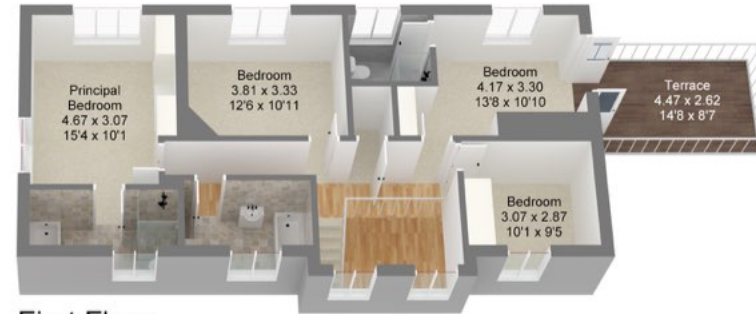
Total = 358.3 sq m / 3856 sq ft



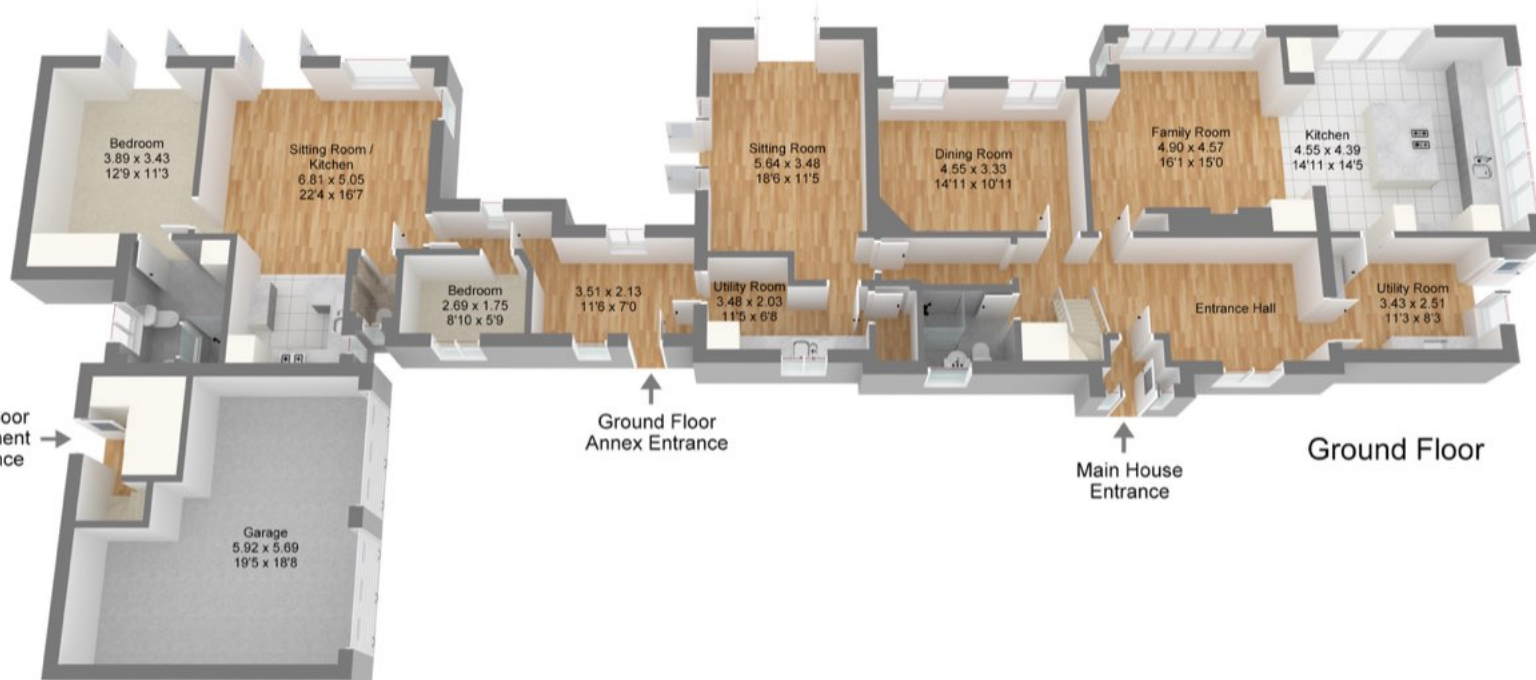
First Floor
Apartment



First Floor



First Floor
Apartment
Entrance



Ground Floor
Annex Entrance

Main House
Entrance

Ground 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. (ID 472089)



DIRECTIONS

Travelling from Chichester City centre, at the Northgate roundabout (A286) take the (B2178) sign posted East Ashling/ Funtingdon continue into St Paul's Road, which becomes the Old Broyle Road, for about one and a half miles, then turn left (signposted Fishbourne, Roman Palace), continue in a southerly direction for about half a mile and well before the bridge turn right into a small private lane, sign posted; Linden Lodge, Richmond House and Steddles, after a short distance the first of three entrances each with five bar gates to Linden Lodge will be found on the left hand side, turn into the second or third gated entrance leading into the carriage driveway of the main house at Linden Lodge.

SERVICES

Mains electricity and water. gas fired boiler, mains drainage.

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: G

EPC Rating: D

Brochure: September 2018



Goodwood Racecourse



West Wittering

Viewings by Appointment

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