



Glendene

17 The Avenue, Chichester, West Sussex PO19 5PX

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





PROPERTY FEATURES

DETACHED HOUSE with 6 Double Bedrooms
Principal Bedroom and en-suite Bathroom/WC
Dressing Room/Bedroom 7
Guest Bedroom and en-suite Shower Room/WC
2 further double Bedrooms and one en-suite Shower Room/WC
Spacious Landing, Family Bathroom, Separate WC
Second floor: L-Shaped 6th Bedroom
Impressive entrance hall, Cloak Room/WC
Bedroom and en-suite Shower Room/WC
Sitting Room, Drawing Room, Spacious Study
Stunning Dining Room open plan to:
Kitchen/Breakfast Room with Aga

OUTSIDE

Garage/Workshop
Extensive parking area for about 8 vehicles
Detached Timber Home Office with light & power
Delightful gardens and grounds

In all, set in about 0.32 acres

Glendene

17 The Avenue
Chichester, West Sussex

A substantial Edwardian detached house of elegant proportions with impressive accommodation over three floors and many original features, set in delightful gardens and grounds of about a third of an acre, well located in a leafy residential road, just over a mile north of the city.



Sailing at Bosham and wonderful countryside The South Downs





THE PROPERTY

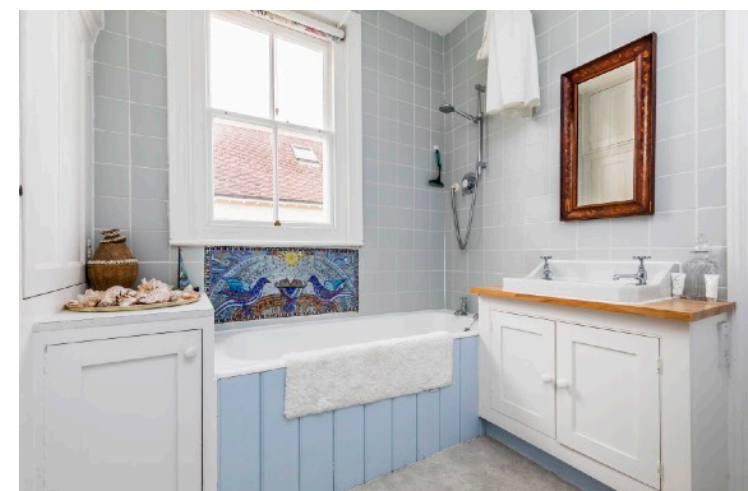
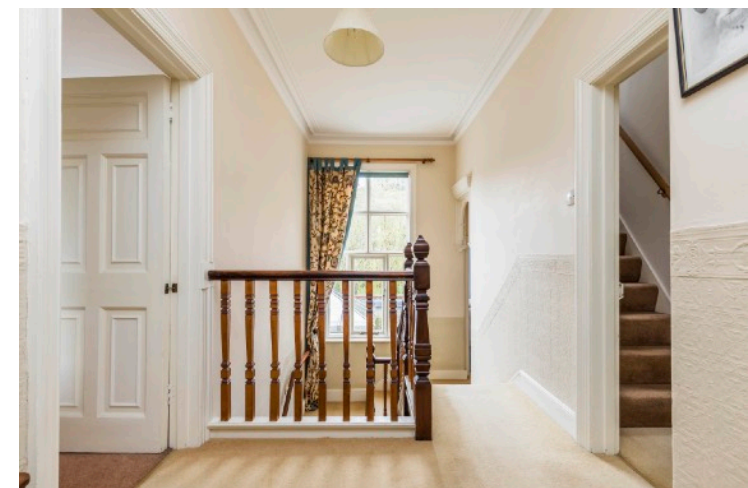
Glendene is a substantial and impressive double fronted detached Edwardian house of elegant proportions, with particularly versatile accommodation over three floors and a double bedroom with an en-suite bathroom on the ground floor. There are many original features and classic tall corniced ceilings with rooms that have sash windows and plenty of natural light throughout. Upon entering the house there is a most welcoming hallway with a cloakroom. A door from the hall leads to a large sitting room and opposite a door leads into the drawing room, which opens into the spacious study, which in turn leads into the exceptional dining room with an atrium and French doors opening to a patio and rear garden. The dining room is open plan to the superb kitchen/breakfast room, which has a good range of units and worktops with an Aga, separate cooker and a pantry.

From the hall a staircase leads up to the spacious landing, which has a large window overlooking the rear garden. The landing leads to four double bedrooms, three of which have large en-suite bathrooms and there is a dressing room/bedroom 7 adjacent to the principal bedroom. A family bathroom serves the 4th Bedroom and second floor Bedroom. A staircase leads to the spacious L-shaped 6th bedroom with sloping ceilings and plenty of natural light.

The house has immense charm and character, and the layout of the accommodation is ideal for a large family and perfect for entertaining.



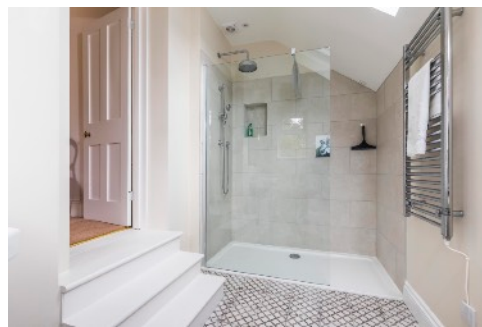
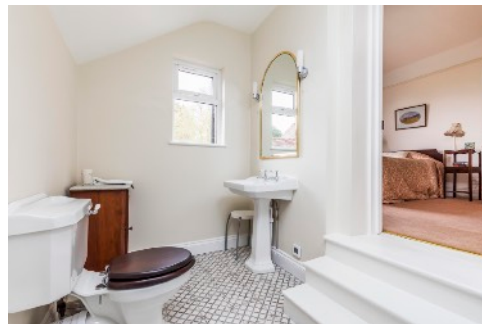




CHICHESTER

The City of Chichester was 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 through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored 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. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide 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 (with Cathedral Choir school), Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar school, Winchester College and Lancing College.

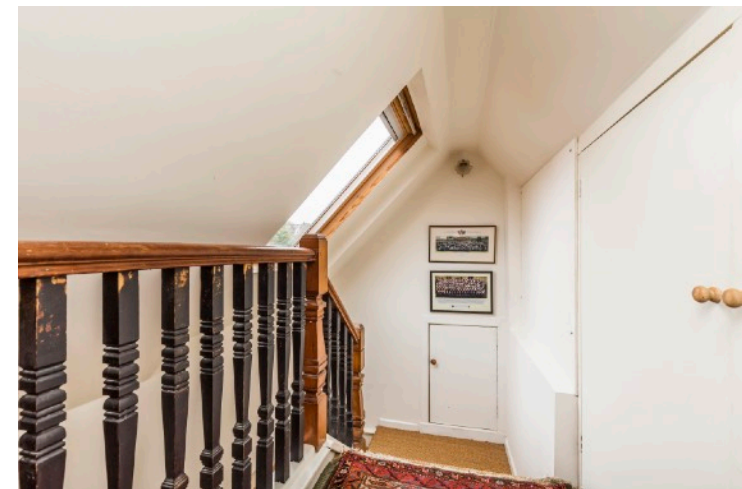




COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area 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, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated 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 Northney Marina at Hayling Island and there are 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 House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



GARDENS & GROUNDS

Glendene 17 The Avenue, is approached from a leafy tree lined road leading into a driveway with a circular gravelled turning area, which provides parking space for at least six vehicles, with a large garage to one side. The house is set well back on its plot, which affords a good degree of privacy and the borders are flanked with flowers beds, shrubs, mature hedges and trees. The rear garden is beautifully kept with an expanse of lawn leading to a kitchen garden at the far end, and to the left hand side there is a superb timber home office with light and power. There is a separate side entrance and to the rear of the house there is a paved patio area overlooking the particularly private rear garden, which is bordered by mature hedges, various flower beds, a variety of shrubs and numerous trees.

In all, set in about 0.32 acres

COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Victoria (95mins) and to Gatwick Airport (69mins) 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) and both cities have ferry services to the Isle of Wight, The Channel Isles and Northern Europe.





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17 The Avenue, Chichester

Approximate Gross Internal Area = 361.4 sq m / 3890 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

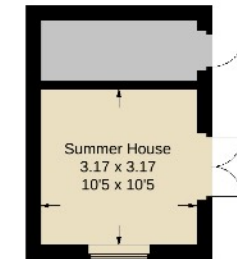
Total = 376 sq m / 4047 sq ft



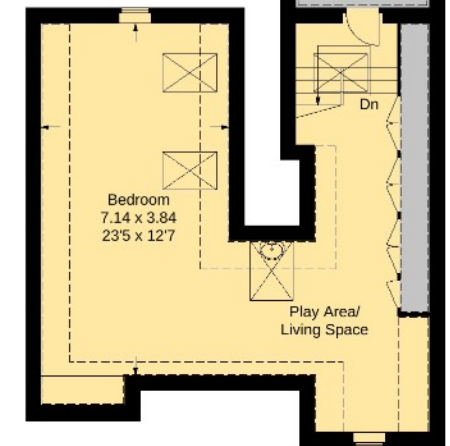
Ground Floor



First Floor



Outbuilding



Second Floor

--- = Reduced headroom below 1.5m / 5'0"

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.



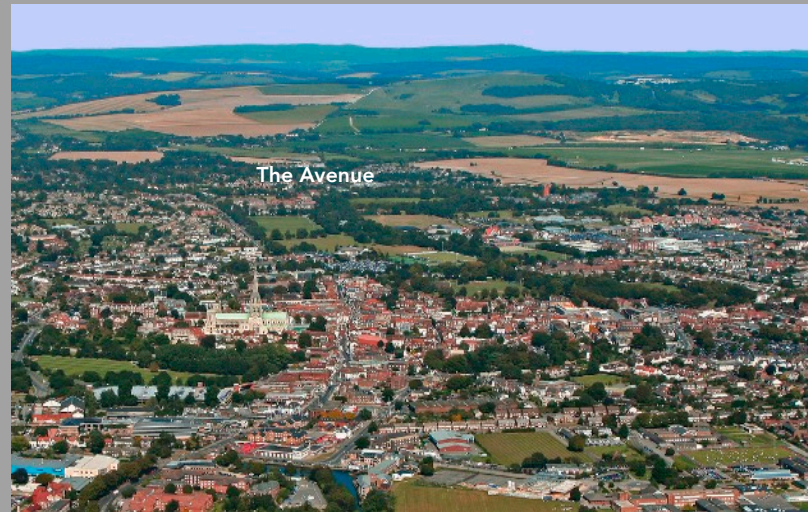
Goodwood Racecourse



Chichester Marina



West Wittering Beach



DIRECTIONS

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 after the traffic lights turn left. At the next roundabout take the third exit right into Ave De Chartres (A286) passing the college and playing fields to the next roundabout. Take the second exit into Orchard Street (A286) and at the next junction at the Northgate roundabout turn left passing the Fire Brigade HQ then bear right into Churchside (A286) and after a short distance turn left into Broyle Road (A286). Continue for about 1.2 miles then turn right into The Avenue and after a few hundred yards 17 The Avenue will be found on the left hand side.

SERVICES

Mains electricity, water and gas.

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: G EPC Rating: E

Brochure: October 2020

Viewing by Appointment

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