

28 Caledonian Road
Chichester, West Sussex



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A handsome flint-fronted period home offering spacious, light-filled accommodation, a sought-after city centre setting, delightful walled garden and the rare advantage of off-road parking.

The property

28 Caledonian Road is an attractive semi-detached Victorian home featuring traditional flint and brick elevations and over 1,700 sq ft of well-presented living space, including outbuildings. The property retains a wealth of period character, with elegant sash windows and arched doorways complemented by contemporary finishes and a well-considered layout.

The ground floor accommodation is well suited to both comfortable family living and entertaining. A welcoming reception hall has a doorway to the downstairs cloakroom and into a substantial sitting and dining room, extending to over 27 ft, with warm timber flooring and an inviting log fireplace. This impressive reception space flows through arched double doors into a conservatory, where an exposed brick and flint feature wall and elegant arched glazed doorway create a striking focal point. Finished with attractive natural slate flooring and enjoying a pleasant outlook over the rear garden, the conservatory provides a characterful and versatile space for relaxation and entertaining. The stylish kitchen and breakfast room is fitted with sleek cabinetry, integrated appliances and a central island with breakfast bar, while glazed sliding doors provide direct access to the rear terrace. A dedicated utility room completes the ground floor.

On the first floor are three well-proportioned bedrooms, two with built-in wardrobes, together with a generous family bathroom and a large shower room featuring twin basins and a walk-in shower.

1,768 sq ft (164 sq m)
2 reception rooms
3 bedrooms
2 bathrooms
Off-road parking
Walled garden
Freehold
City Centre

]Guide price £950,000



To the front, a block-paved driveway provides the valuable benefit of off-road parking for several cars. The rear garden is a particularly attractive feature, having a southerly aspect and offering a private and peaceful setting with a paved terrace ideal for al fresco dining, a central lawn and well-stocked planting beds. Mature shrubs and established trees create a leafy backdrop, while attractive brick walling and fencing provide a good degree of seclusion.

Location

Caledonian Road is well placed within easy reach of Chichester's historic centre, offering a wide range of shops, cafés, restaurants, cultural attractions, and everyday amenities. The cathedral city is surrounded by attractive countryside and provides access to the South Downs, Chichester Harbour, and the coast. Education is well served, with highly regarded independent schools including The Prebendal School in central Chichester and Westbourne House School just outside the city.

Transport connections are excellent, with Chichester railway station providing regular services to Portsmouth, Southampton, Brighton, London Victoria, and Gatwick Airport, while the A27 links to the wider south coast road network and the A286 provides a route north towards Midhurst and the Surrey border.

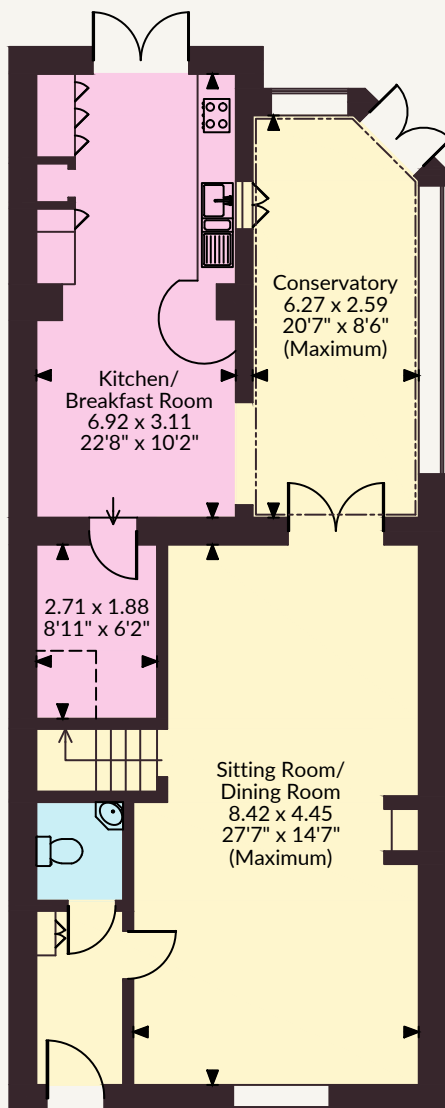
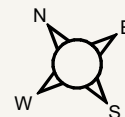
Postcode region: PO19

General

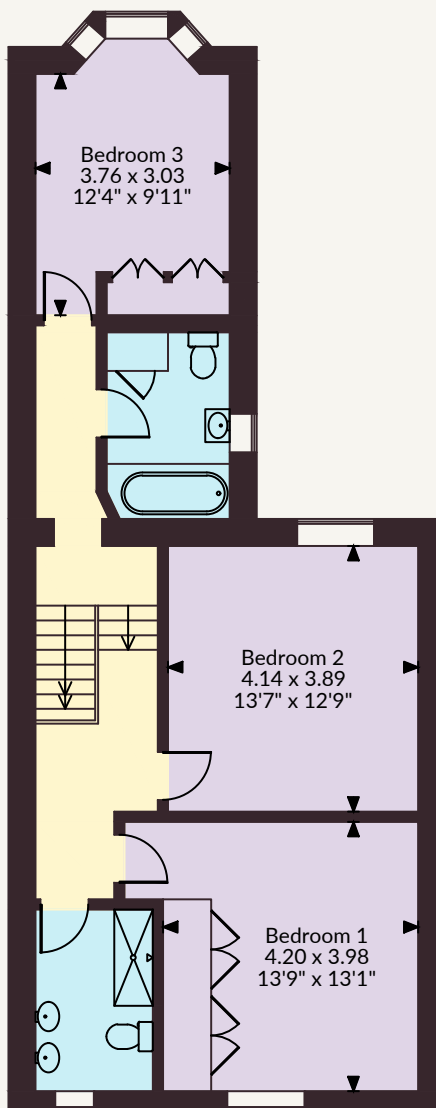
Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Council Tax: E
EPC rating: F
Tenure details: Freehold
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



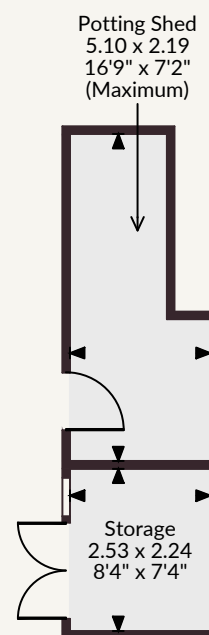
Caledonian Road, Chichester
Main House internal area 1,768 sq ft (164 sq m)
Potting Shed and Storage internal area 162 sq ft (15 sq m)
Total internal area 1,930 sq ft (179 sq m)



Ground Floor



First Floor



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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