



Appledram Lane South, Chichester, PO20 7PE

- An Impressive Three Double Bedroom Semi Detached Family Home
- Superb Open Plan Kitchen Diner
- West Facing Part Decked and Lawned Garden
- Prime Fishbourne Location

Offers In Excess Of £675,000

- Driveway With Parking For 3-4 Cars
- Access To Enclosed Fields Leading To Dell Quay
- Excellent Local Schools Nearby
- Beautifully Presented Throughout



Nestled in a picturesque location, this beautifully presented three double-bedroom semi-detached house offers a truly idyllic setting with breathtaking views and access to the neighbouring field which has convenient access to Dell Quay and the Fishbourne Channel the location couldn't be more perfect. With its tasteful design, spacious layout and an array of desirable features, this property provides a remarkable living experience for those seeking both tranquillity and modern comfort.

Upon arrival, you'll be immediately captivated by the stunning surroundings. The house is perfectly positioned next to a wilding field, providing a sense of serenity and a connection with nature. Imagine waking up to the sight of grazing horses and wildlife that comes with living in such a scenic location.

As you step inside, you'll be greeted by a bright, inviting hallway leading to the open-plan kitchen diner and living room. This beautifully designed kitchen space serves as the heart of the home, offering a seamless blend of style and functionality. The modern kitchen is equipped with high-quality appliances and ample storage, making it a joy to prepare meals and entertain guests. The dining area provides ample space for family gatherings or dinner parties and it even has a snug area on the end for socialising with friends. There are large West-facing windows and doors allowing natural light to flood the room and a separate utility room for those nosier but essential white goods we can't live without.

On the opposite side of the property, you'll find a separate living room that offers a cosy retreat for relaxation and entertainment. This well-proportioned room provides the perfect setting for unwinding after a long day, hosting movie nights, or simply enjoying quality time with loved ones.

The property boasts three generously sized double bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The master bedroom features an en suite shower room, providing a private and convenient space for your daily routine. The remaining bedrooms are equally spacious and can easily accommodate guests or children, there is a fourth room which is currently being utilized as a walk-in wardrobe but could also be a home office, hobby room or nursery with some configuration.

Completing the accommodation is a well-appointed bathroom, offering a luxurious retreat with a bathtub, shower, washbasin, and toilet. This stylishly designed space provides the perfect environment for relaxation and self-care.

Step outside, and you'll discover a delightful decked and lawned garden, providing a tranquil outdoor haven for relaxation and recreation. Whether you prefer to soak up the sun on the decked area, enjoy a barbecue with friends and family, or simply appreciate the beauty of the surrounding nature, this garden offers endless possibilities.

In addition to its exceptional features, this property offers the practicality of a driveway with ample space for 3-4 cars, ensuring convenient parking for residents and visitors alike.

Located in a sought-after area, this semi-detached house grants you access to the charming Dell Quay and the Fishbourne Channel. Here, you can embark on leisurely walks along the waterfront, indulge in water activities, or simply enjoy the natural beauty that surrounds you. With nearby amenities and excellent transport links, this location offers the perfect balance between convenience and a peaceful retreat.



Accommodation

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

SITTING ROOM / KITCHEN DINER
12' 10" x 12' 8" (3.09m x 3.09m)

KITCHEN
15' 4" x 9' 7" (4.07m x 2.09m)

DINING/FAMILY ROOM
25' 8" x 9' 6" (7.08m x 2.09m)

EN SUITE BATHROOM

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE
13' 06" x 9' 08" (4.01m x 2.09m)

EN SUITE SHOWER ROOM

BEDROOM TWO
12' 08" x 10' 05" (3.09m x 3.02m)

BEDROOM THREE
11' 02" x 9' 05" (3.04m x 2.09m)

BEDROOM FOUR / WALK-IN WARDROBE
8' 05" x 8' 03" (2.06m x 2.05m)

BATHROOM

OUTSIDE

DRIVEWAY

WEST FACING PART LAWN & DECKED GARDEN



Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants, and shops on offer. This City really is known for its entertainment and lifestyle.



1ST FLOOR
APPROX. FLOOR
AREA 634 SQ. FT.
(58.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1306 SQ. FT. (121.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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