



Total Approximate Area
1054.43 sq. ft.
(97.96 sq. m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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A detached bungalow set on a corner plot, located in a quiet cul de sac on arguably the most favoured road on the Parklands development.



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117 Cedar Drive, Parklands, Chichester, West Sussex PO19 3EL.

A superb, detached bungalow currently arranged as three bedrooms, two bathrooms and two receptions offering massive scope for further enlargement or extension stpp. The property has been well maintained over the years, however, now offers a purchaser a chance to improve, update and restyle to suit their own needs and preferred living space.

117 is set on a corner plot of the ultra-rare to come to market and super quiet cul de sac part of this most favoured road within the Parklands development. The bungalow is surrounded by beautiful, well maintained, mature gardens which offer total privacy & seclusion.

Cedar Drive is within a level short walk from the city centre which offers a variety of shops, cafes and restaurant offerings including The Ivy & Purchases. A short drive away are the beautiful open spaces of the South Downs National Park and the stunning West Sussex coastline including the renowned sandy beaches of West Wittering. Viewing is highly recommended.



Guide price
£625-£650,000
Freehold



Marchwood wish to advise prospective purchasers that we have not checked the service of appliances. These sales particulars have been prepared as a guide only; any floor plan or map is for illustration purposes only. Marchwood for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person representing Marchwood has any authority to make any representation or warranty in relation to this property

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