



Maycroft, Chichester

A tastefully modernised semi-detached house, ideally situated close to Chichester canal, station and city centre.



- ▶ Modernised character property
- ▶ Kitchen/dining room
- ▶ New modern bathroom
- ▶ Cul-de-sac location
- ▶ Approximately five minutes walk to Chichester canal
- ▶ Sitting room
- ▶ Two double bedrooms
- ▶ South facing garden
- ▶ Walking distance to station and city centre
- ▶ Permit parking

Situated within approximately ten minutes walk to the station and city centre, this two double bedroom, semi-detached house has been updated, but retains characterful features.

On the ground floor there is newly installed solid oak flooring throughout, a sitting room with contemporary log burner, a dining room and a kitchen with fully fitted units and Crittall-style black aluminium double doors, that lead straight out to a sunny south-facing garden with patio and low-maintenance grass area.

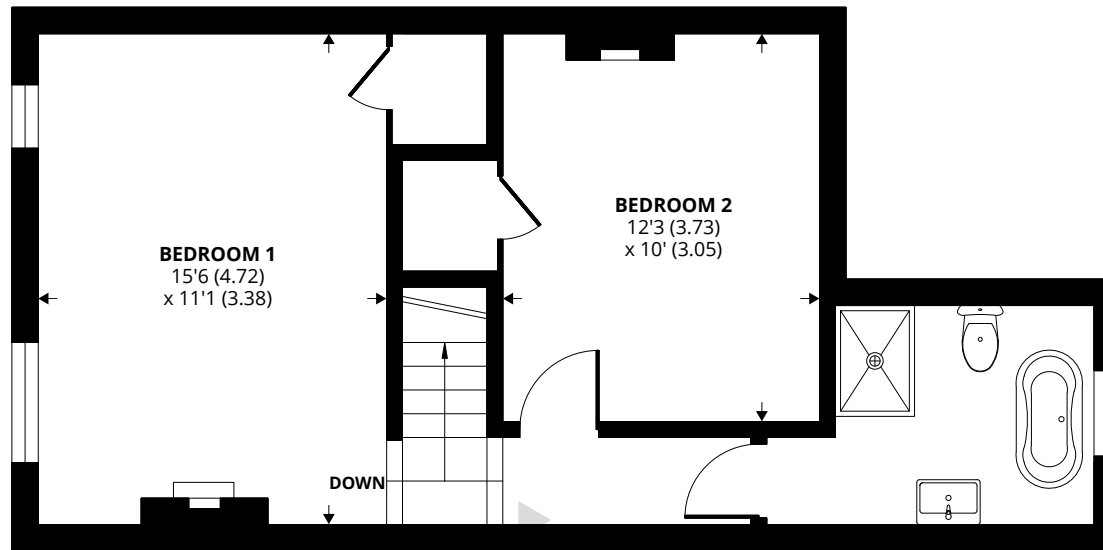
Upstairs is a double principal bedroom, with an original fireplace. The second bedroom is a good size, also with cast iron fireplace and solid oak flooring. A stunning wet room bathroom has recently been installed, with top-quality fixtures and underfloor heating. Impeccably finished, it features a walk-in shower with rainfall shower head and freestanding bath.

There is double-glazing throughout the house and plenty of storage, with large cupboards in each of the bedrooms and under the stairs. The back of the house is accessible via a side security gate. Parking on the street with a residents' permit.

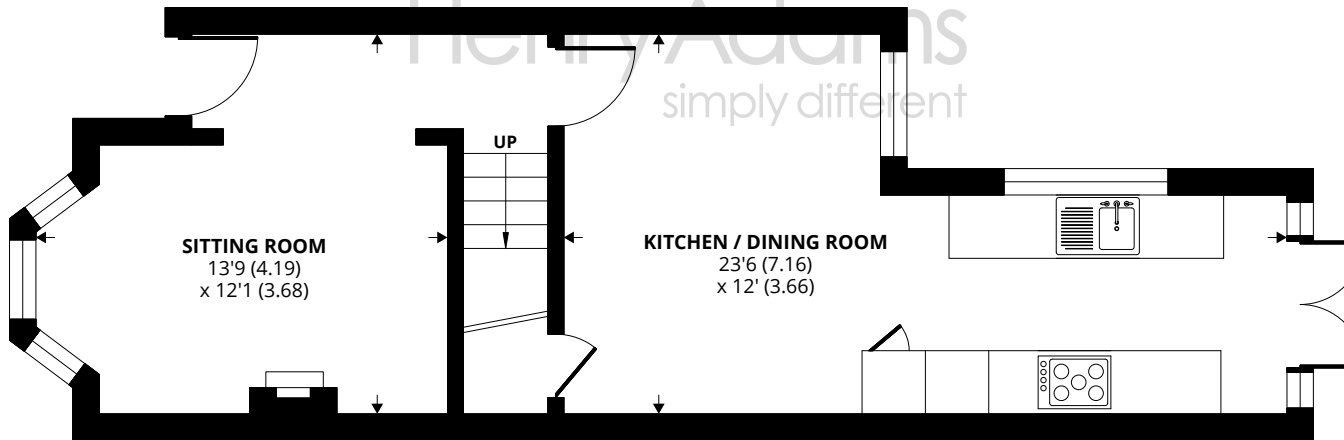
Note: There is plenty of opportunity to extend the property subject to planning and the vendor is happy to share architect plans recently drawn up for a loft conversion to include bedroom and en-suite.

Chichester District Council - 23/24 Tax Band D £2,118.41





FIRST FLOOR



GROUND FLOOR

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

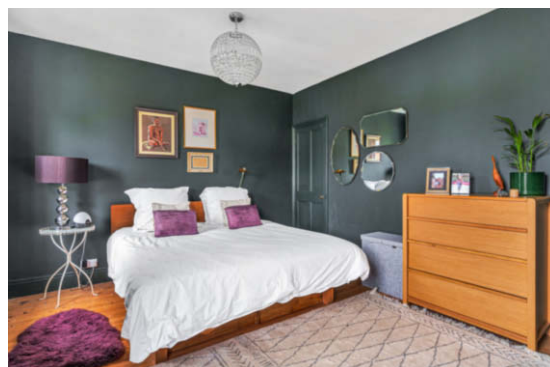
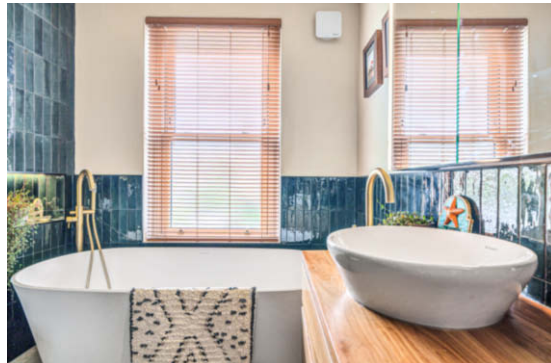
The house is within walking distance of Chichester railway station and bus station along with the canal tow path with the canal and stunning country walks. There are also extensive leisure facilities on the doorstep including gym with pool. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, and Festival Theatre. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions

Head south over the railway line along Stockbridge Road and through the traffic lights. South Bank is the second turning on the left and the property is a short distance along on the right.

<https://what3words.com/enable.repay.quick>

29/06/23



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