



## 33 Willowbed Drive, Chichester

An extended semi-detached house in a sought-after location



- ▶ Extended semi-detached house
- ▶ Office/family room
- ▶ Utility and cloakroom
- ▶ Bath/shower room
- ▶ Garden
- ▶ Sitting room/dining area
- ▶ Spacious kitchen/dining room
- ▶ Three bedrooms
- ▶ Garage and driveway
- ▶ Viewing recommended

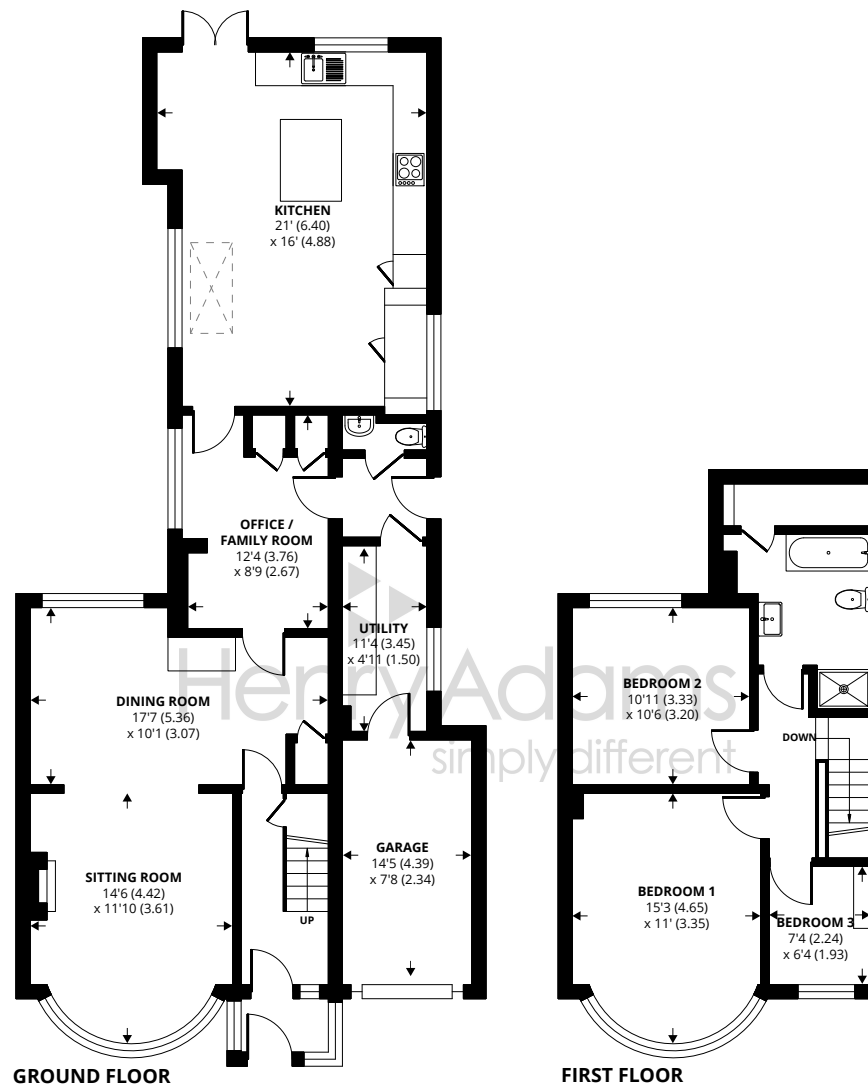
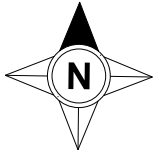
Situated in a popular location within convenient distance of Chichester city centre is this beautifully presented semi-detached house. The property has been significantly extended on the ground floor and still has the potential to extend further (subject to the necessary consents).

The ground floor accommodation is particularly spacious and consists of a sitting room with attractive log burner which is open plan to the dining room, a study/family room, cloakroom and utility room that leads to the integral garage. A salient feature is the large dual aspect kitchen/dining room which overlooks the rear garden. On the first floor, three bedrooms can be found as well as a bathroom/WC with separate shower cubicle.

Outside, the rear garden has been tastefully landscaped with an attractive patio adjoining the rear of the property with a pathway, surmounted by flower and shrub beds, leading down the garden to a raised decked area which overlooks the lake.

Chichester District Council - 22/23 Tax Band F £3,059.93





Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1566 sq ft / 145.4 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 cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood 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 superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed east out of Chichester along the Bognor Road, turn right into Whyke Road (B2145). After crossing the level crossing take the second turning on the left into Willowbed Drive. Number 33 is on the left as the road bends round to the right.

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