



## 5 Balmoral Close, Chichester

A bright and airy detached bungalow in a small residential cul-de-sac setting



- ▶ **Extended detached bungalow**
- ▶ **Cul-de-sac location**
- ▶ **Close to bus stop & convenience store**
- ▶ **South & west aspect sitting room**
- ▶ **Study area**
- ▶ **Two double bedrooms**
- ▶ **Private drive & garage**
- ▶ **Landscaped rear garden**
- ▶ **No onward chain**
- ▶ **Solar panels**

Situated in a small cul-de-sac within the popular Arundel Park development this extended two bedroom detached bungalow offers bright spacious accommodation. The property has been well maintained and has been in the same ownership from new. Positioned towards the far end of the cul-de-sac the property is approached via a long private drive flanked by an attractively landscaped front garden and leading to a single attached garage.

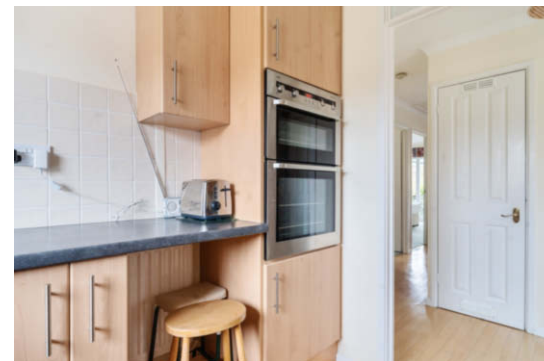
On entering the front door there is a traditional entrance hall with doors leading to all rooms. The sitting room has been extended to create a sunny double aspect room, facing south and west with wide triple glazed patio doors on two sides. This room overlooks the rear garden which is hard landscaped with mature borders. The kitchen is positioned at the front of the property, and there are two double bedrooms. A modern bathroom room completes the accommodation.

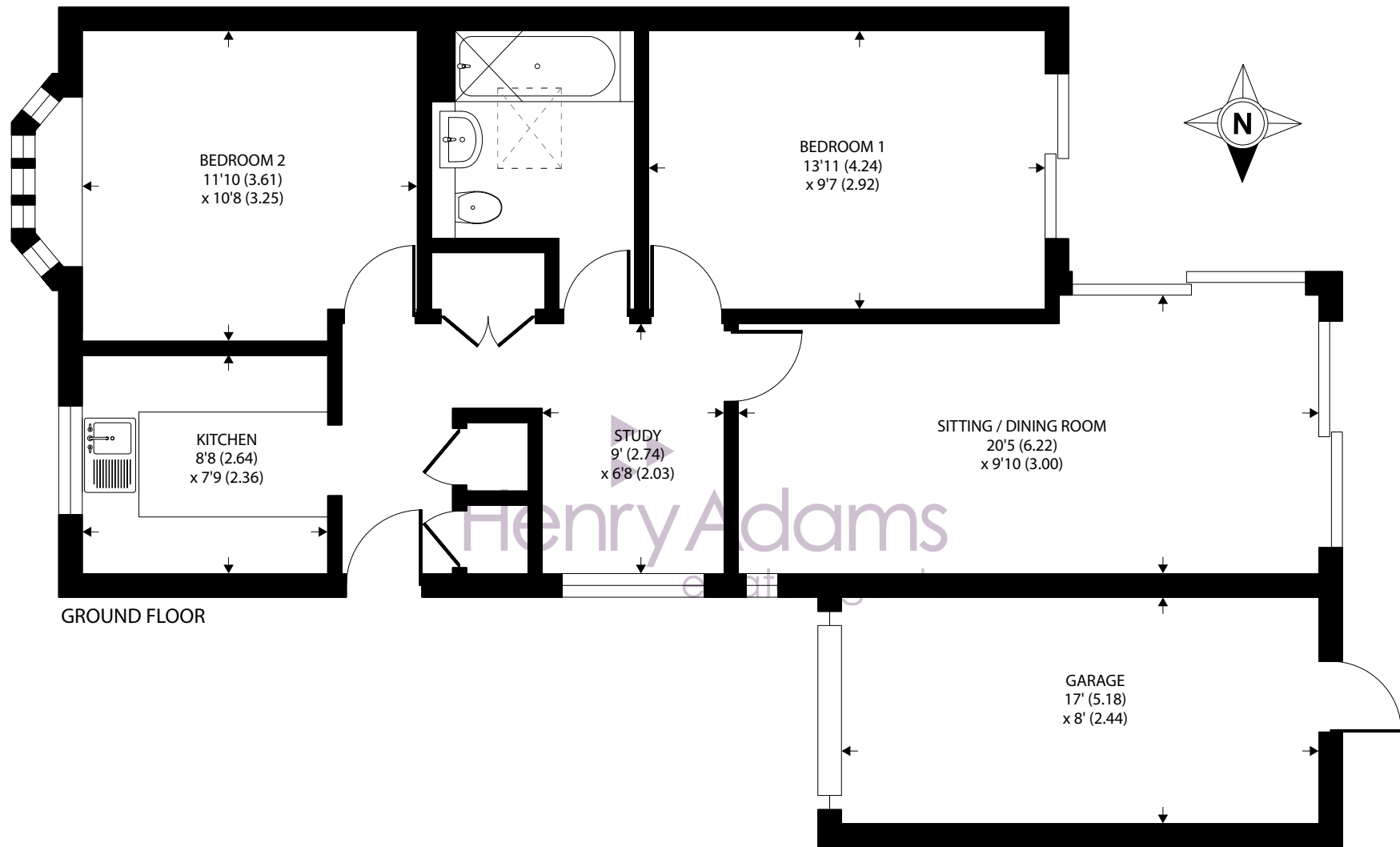
Agents note: The property has solar panels providing free electricity for the energy they generate.

The property is offered for sale with no onward chain.

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

Agents Note: Work to underpin subsidence was successfully completed with full liability accepted by insurers. No further issues have been apparent since completion of works in Aug 2018.





Approximate Area = 758 sq ft / 70.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 894 sq ft / 83 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, the 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 water sports 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 out of Chichester along the Bognor Road (A259) passing The Four Chesnuts public house and then the Co-op on your left. Turn left into Florence Road and then right into Windsor Road. Take the third right into Balmoral Close and number 5 is in the corner on the right.

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