



18 William Penn Way, Chichester

A bright spacious end terraced contemporary home in a much sought after location



- ▶ **Spacious 1,096 sqft accommodation**
- ▶ **Garden shed with light and power connected**
- ▶ **En-suite principal bedroom**
- ▶ **Balance of 10 year NHBC guarantee**
- ▶ **No onward chain**
- ▶ **Dual aspect sitting room**
- ▶ **Well appointed kitchen/dining room**
- ▶ **Private drive providing off-road parking for 2 cars**
- ▶ **Gas central heating**

We thoroughly recommend this stylish three bedroom end terraced house situated on the highly desirable Keepers Green development on the periphery of the city and on the doorstep of the glorious South Downs countryside.

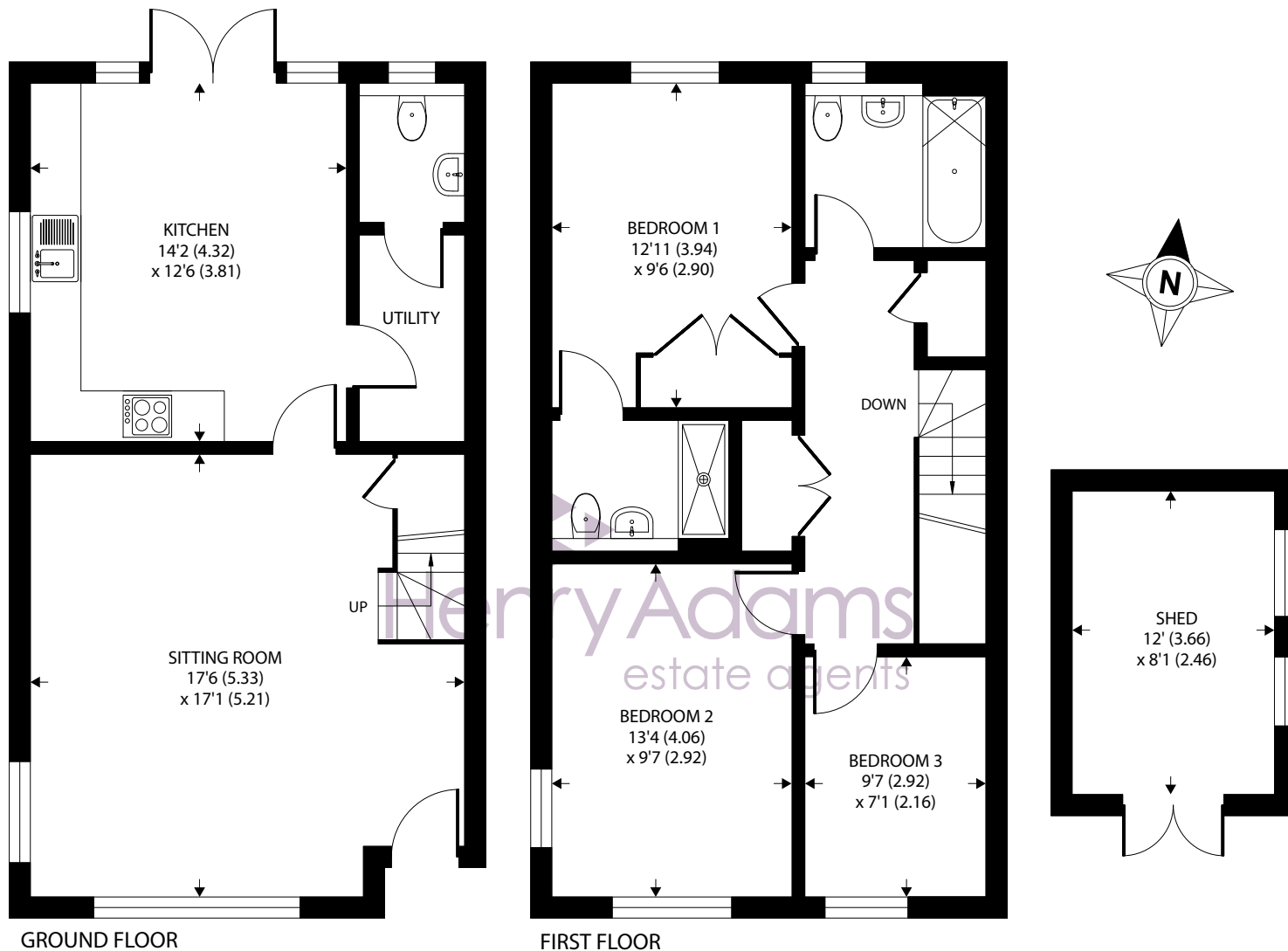
This impressive home offers light spacious accommodation including a dual aspect sitting room and a well-appointed kitchen/dining room with integrated appliances. There are French doors opening to the rear garden. There is also a utility room and cloakroom. Upstairs there are three bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

Outside, there is a private driveway extending along the side of the house providing parking for two cars. The rear garden has a lawn with a patio and a decked area.

The property is being sold with no onward chain.

Chichester District Council - 24/25 Tax Band D £2,225.10





Approximate Area = 1096 sq ft / 101.8 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1192 sq ft / 110.7 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

Located on the eastern side of Chichester within reach of supermarkets, hospital, university and access to the A27. 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 to the north is famous for its many event days. 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 in an easterly direction. At the mini roundabout with Sainsburys Homebase turn left into Barnfield Drive and follow the road into Kingsmead Avenue and proceed to the end. At the junction turn left into Graylingwell Drive and left again after the recreational park (Graylingwell Drive). Take the second turning on the right into William Penn Way and number 18 is a short distance along on the right. what3words.com/twins.ankle.vibrate

