





51 John Rennie Road, Chichester

A superbly presented town house with views over the canal and playing fields beyond.



- ▶ Light versatile accommodation
- ▶ 3 bathrooms (2 en-suite)
- ▶ Private location at the end of the cul-de-sac
- ▶ Off-road parking for 3 cars
- ▶ First floor sitting room with a great view
- ▶ Backing onto Chichester canal
- ▶ Mainline train station less than 1/4 mile level walk

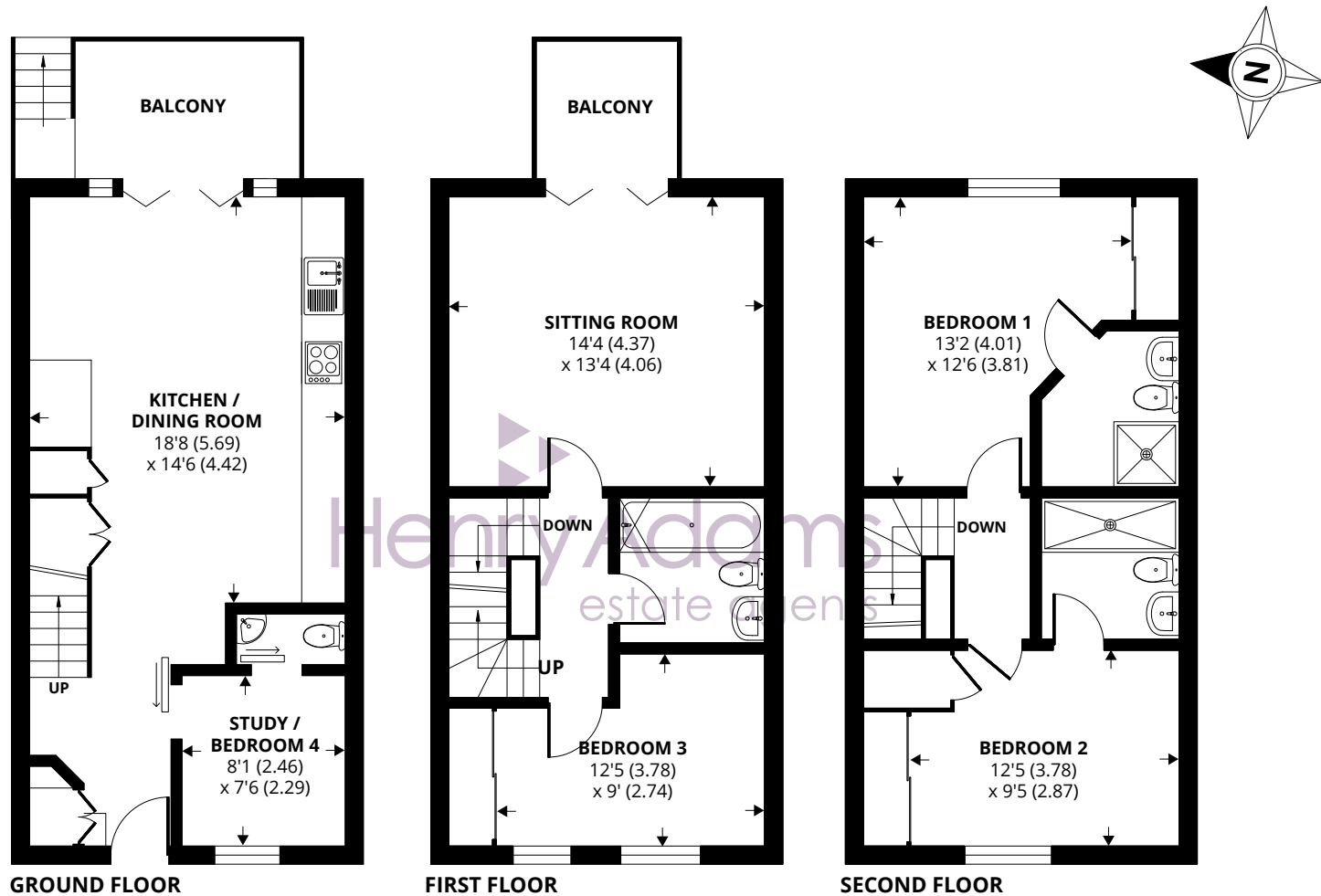
If you are looking for a very special waterside home with canal views, easy access to a mainline train station and the city centre, look no further than this fabulous town house in John Rennie Road. Presented in show home order throughout, the property is situated at the far end of the cul-de-sac and offers light versatile accommodation arranged over three storeys.

On the ground floor there is a spacious entrance hall with built-in storage and shelving, a study/bedroom four and a cloakroom. The hall is open plan to a comprehensively appointed kitchen/dining room with integrated appliances, a large breakfast bar and bi-folding doors leading out to a balcony overlooking the canal. On the first floor, the sitting room shares the same view as the kitchen/dining room and has patio doors leading to a balcony. There is also a bedroom and bathroom on this level. The principal bedroom and main guest bedroom are both on the second floor and both have a built-in wardrobe with mirror fronted doors, a Juliette balcony and a stylish en-suite shower room. Outside, the frontage is open plan with a drive providing a third off-street parking space. Opposite the property there is a car barn and space for an additional cars in tandem. Steps from the balcony off the kitchen/dining room lead down to a walled lower deck courtyard garden backing on the canal. The decking to the two lower terraces has been replaced with low maintenance composite decking and the upper balcony with aluminum.









Approximate Area = 1327 sq ft / 123.3 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

John Rennie Road is ideally placed within a short walk of the city centre and train station. The canal has a footpath taking one down to Chichester Marina. 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 south along Market Avenue, on entering the one way system keep in the middle lane. At the traffic lights bear left into Stockbridge Road (A286) and pass over the railway crossing. After the next set of traffic lights, turn left into John Rennie Road. Follow the road round to the right and the property is towards the end on the left.

[what3words.com/preoccupied.summer.lobby](https://www.what3words.com/preoccupied.summer.lobby)

Estate Charge - Approximately £508 per annum

Chichester District Council - 24/25 Tax Band F £3,214.03

