



An individual detached house just half a mile from the city centre



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- ▶ An impressively presented individual detached house
- ▶ Superb south facing sitting room
- ▶ Spacious L shaped kitchen/dining room
- ▶ Modern bathroom

- ▶ Private cul-de-sac close to city centre
- ▶ Wood burner and bi-folding door to the rear garden
- ▶ Three well-proportioned bedrooms
- ▶ Off road parking for two cars

This impressively presented individual detached house, situated in a private cul-de-sac just half a mile from the city centre, offers a rare opportunity to secure a fabulous home in a highly sought-after location.

Upon entering the property, you are greeted by a traditional entrance hall with a cloakroom to one side. The superb south facing sitting room is a standout feature, boasting a wood burner for cosy winter evenings and bi-folding doors that seamlessly open onto the rear garden, flooding the space with natural light.

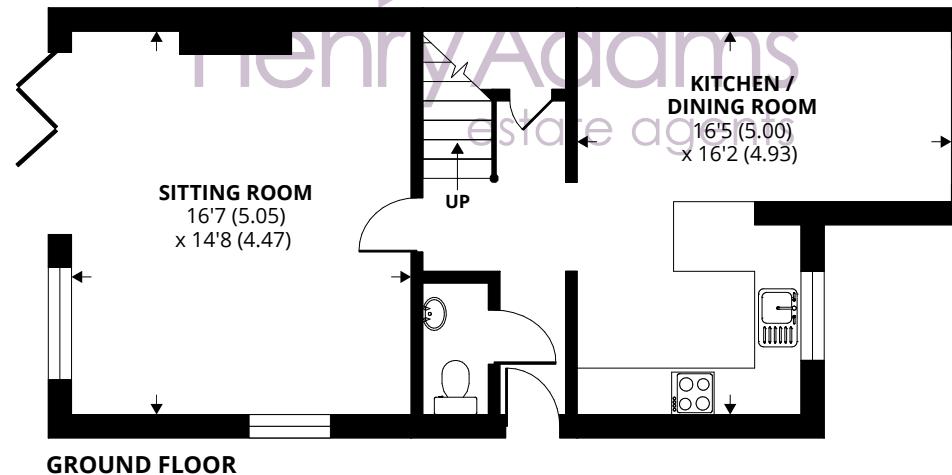
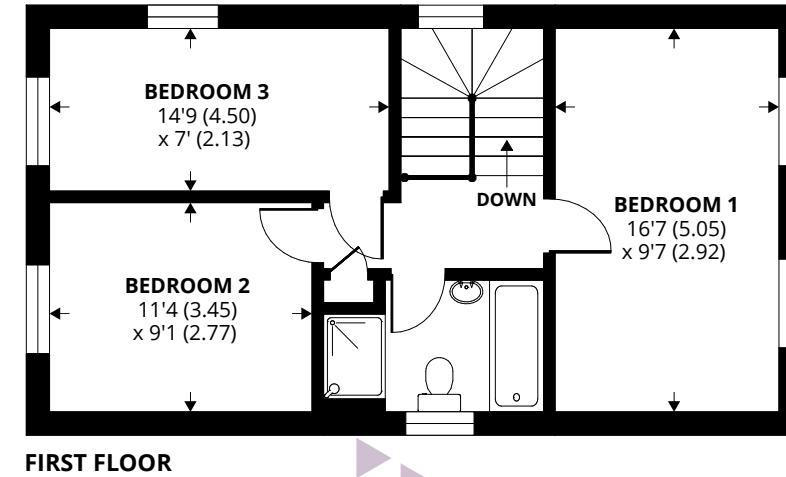
The spacious L-shaped kitchen/dining room is ideal for hosting family and friends, with ample space for dining and entertaining.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The modern bathroom is a luxurious space, complete with a bath, separate shower cubicle.

Outside, the property continues to impress, with a wide driveway providing off-road parking for two cars, ensuring convenience for homeowners and guests alike. The attractive rear garden is a delightful oasis, featuring a patio area for al fresco dining, a well-maintained lawn, and a decked area for relaxing in the sunshine.

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





Approximate Area = 1086 sq ft / 100.8 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

Nearby there is a modern local convenience store and St Richards hospital. 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 facilities around Chichester Harbour and 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 eastward out of the town centre along St Pancras (A285) turning left into Adelaide Road and first right into Joys Croft. The property is on the right after a short distance.

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