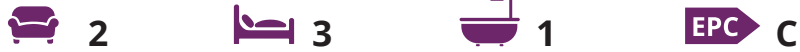




22 Crosbie Road, Donnington

An exceptional semi-detached bungalow offering versatile accommodation



- ▶ Quiet residential cul-de-sac
- ▶ Extended and refitted kitchen in 2018
- ▶ Oak style interior doors
- ▶ Stylish modern shower room
- ▶ No onward chain
- ▶ Sunny south west facing sitting room
- ▶ New gas boiler 2021
- ▶ Long private block paved driveway (laid 2022)
- ▶ Single garage

Nestled in a quiet residential cul-de-sac approximately one mile south of the city centre, this truly exceptional three bedroom extended semi-detached bungalow is a rare find, offering versatile accommodation and a tranquil living experience.

Upon entering this inviting dwelling, you are greeted by an elegant entrance hall that sets the tone for the rest of the property. The sun-soaked southwest-facing sitting room boasts French doors that open out to the rear garden, creating a seamless indoor-outdoor flow and providing a perfect setting to relax and entertain.

The heart of this home lies in the extended and refitted kitchen/breakfast room, a culinary haven equipped with top-of-the-line Neff appliances including a 5-burner gas hob, cooker hood, double oven, as well as a Miele washing machine and tumble dryer, Zanussi fridge/freezer, and a slimline dishwasher.

The property further comprises a stylish modern shower room that exudes sophistication and functionality. The three bedrooms offer comfortable living spaces with ample natural light.

Externally, the property features an attractive block-paved private drive leading to a brick-built single garage and small workshop/store. The mature southwest aspect rear garden provides a serene outdoor retreat, perfect for enjoying the beautiful weather or simply unwinding after a long day.

Chichester District Council - 24/25 Tax Band D £2,182.13





Approximate Area = 867 sq ft / 80.5 sq m

Garage = 169 sq ft / 15.7 sq m

Approximate Area = 1036 sq ft / 96.2 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 selection of local shops and the canal tow path offering a picturesque walk into the city centre via the canal basin. 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 excellent 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 over the A27 into Stockbridge Road (A286) signposted to The Witterings. Take the first turning on the left into Grosvenor Road and then right into Belgrave Crescent. Take the next left into Crosbie Close where number 22 is on the right.

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