





The Gate House, 1 Tudor Close, Chichester

A stylish detached quality home in a much sought-after location.

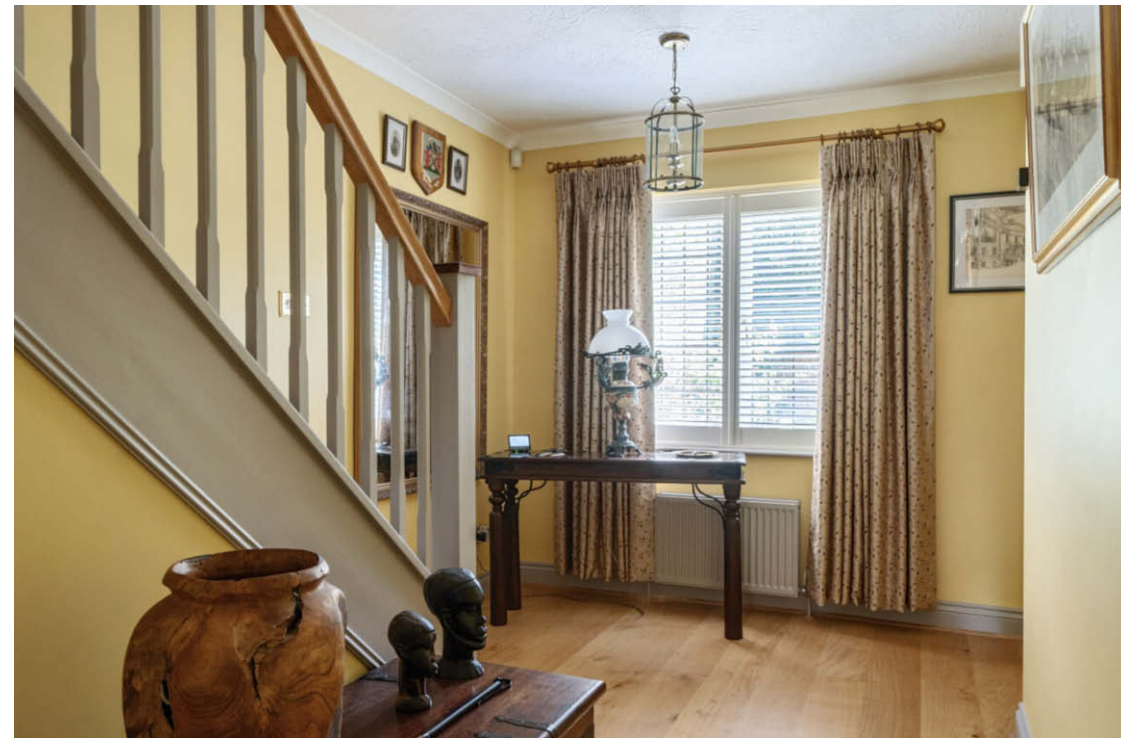


- ▶ Ideal main residence or pied a terre
- ▶ Updated in recent years by the present owner
- ▶ Stylish modern en-suite shower and family bathroom
- ▶ Refitted kitchen in 2022
- ▶ Triple glazing and attractive plantation shutters
- ▶ West facing rear garden
- ▶ Double garage
- ▶ Oak flooring
- ▶ Gas heating
- ▶ No onward chain

Presenting a prime opportunity to acquire an impressive residence in a much sought-after residential cul-de-sac in the esteemed Summersdale area, this quality 3-bedroom detached house is located approximately 1 mile north of the city.

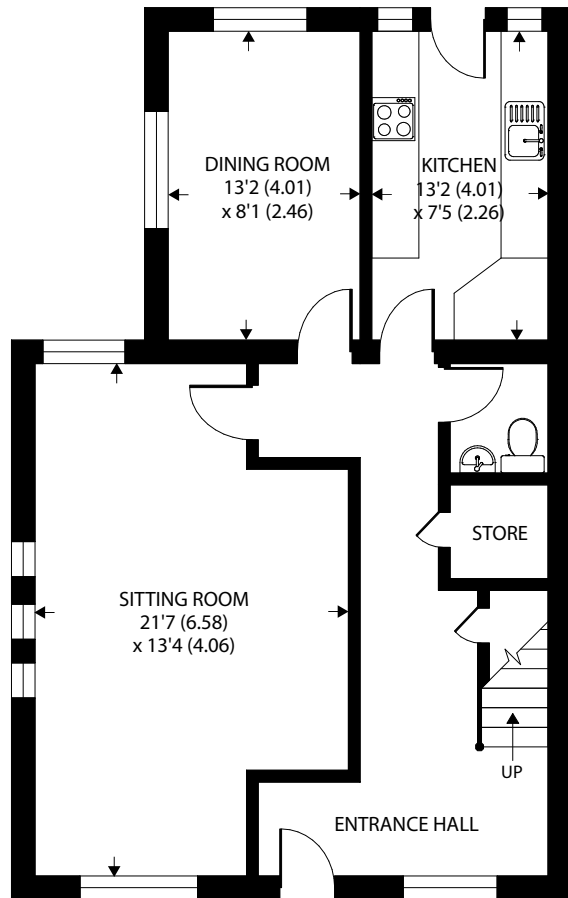
Upon entering, you are greeted by an inviting entrance hall leading to a cloakroom for added convenience. The main living area boasts a triple aspect sitting room, allowing natural light to complement the space from three directions - east, south, and west. The focal point of this room is a charming wood-burning stove, perfect for cosy evenings. Adjacent, the dual aspect dining room provides an elegant setting for entertaining. For culinary enthusiasts, the classic shaker-style kitchen stands out as a true highlight of the home. Recently refitted in 2022, it features high-end appliances including a Cuisine Master range-style cooker with an electric oven and gas hob, complete with a cooker hood. Additional integrated appliances are a fridge freezer, dishwasher and washing machine enhancing the functionality and aesthetic appeal of this culinary haven.

The property boasts 3 bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, adding a touch of luxury to every-day living. A contemporary family bathroom caters to the remaining bedrooms, ensuring practicality and comfort for all residents. Both the shower room and bathroom have electric underfloor heating.

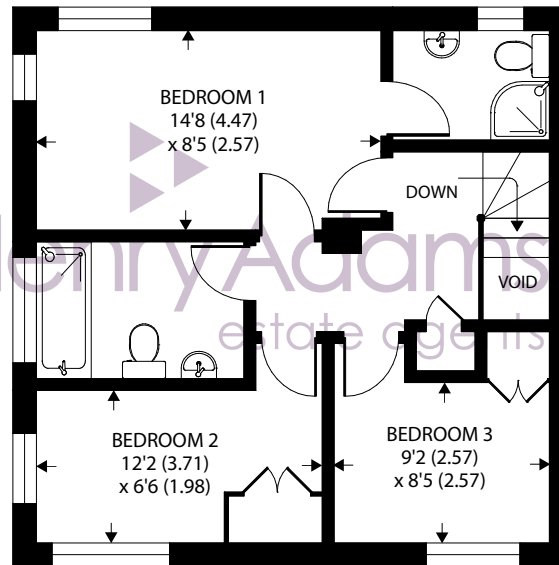




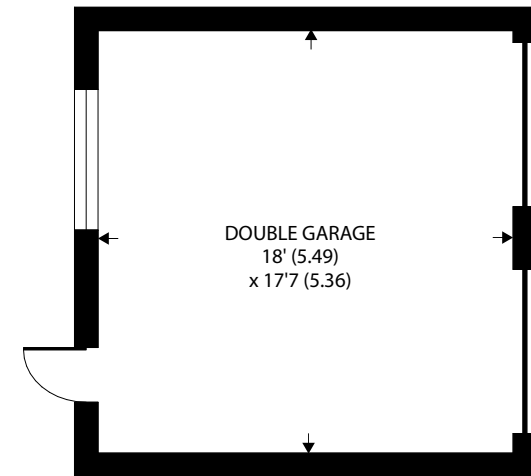




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1174 sq ft / 109 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 1492 sq ft / 138.8 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.

Outside

Externally, a secluded walled west-facing courtyard-style garden awaits, offering a private oasis perfect for relaxation or al-fresco dining. The property is further enhanced by a private drive providing off-road parking for several cars and a double garage, fulfilling all storage and parking needs.

Location

Nearby is the Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. There is a convenience store, doctors' surgery with pharmacy and a bus service runs every 30 minutes into Chichester. 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.

Chichester District Council - 24/25 Tax Band G £3,708.50 What3Words - thing.types.bats

