



6 Ironstone Way, Chichester

An impressive nearly new semi-detached house on the outskirts of Chichester

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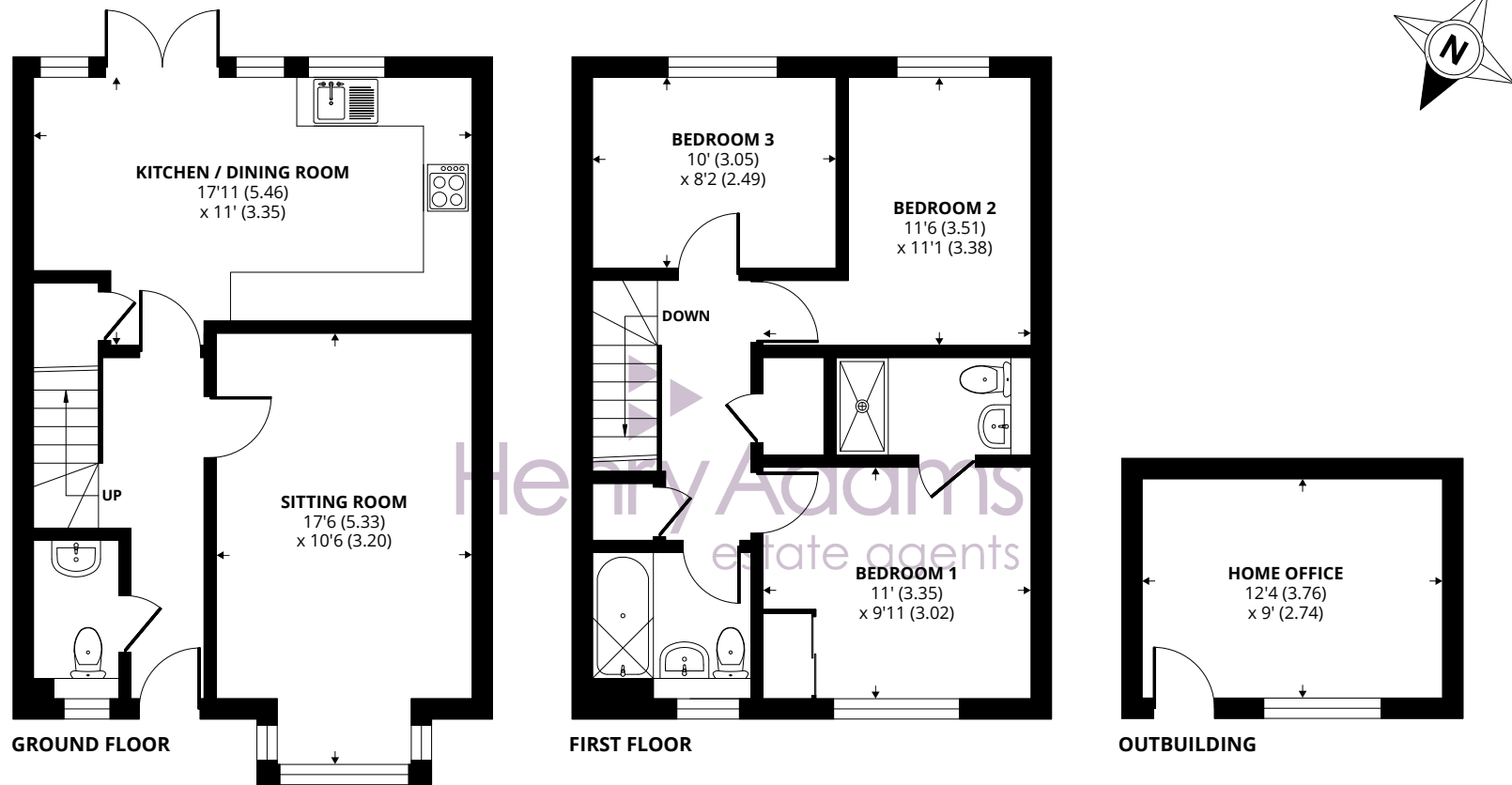
- ▶ Bright sitting room with bay window
- ▶ En-suite principal bedroom
- ▶ Home office with light and power connected.
- ▶ No onward chain
- ▶ Stylish kitchen/dining room with integrated appliances
- ▶ Private drive with EV car charger
- ▶ South facing rear garden
- ▶ Balance of NHBC guarantee

Situated in the desirable area of Indigo Park on the outskirts of Chichester, this nearly new three bedroom semi-detached house offers a modern and stylish living experience with a unique view overlooking a cricket ground, set to be completed by early autumn 2024. Just a short one mile distance to Chichester city centre, residents are also conveniently located only a quarter of a mile walk from the Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's.

Upon entering the property, you are greeted by a spacious entrance hall leading to a convenient cloakroom. The ground floor hosts a bright sitting room illuminated by a bay window, providing a welcoming atmosphere. The adjacent stylish contemporary kitchen/dining room features quartz worktops and integrated appliances including an electric oven, gas hob, cooker hood, fridge, freezer, dishwasher and washing machine. Making your way upstairs, you will find three well-appointed bedrooms, with the principal bedroom benefiting from an en-suite shower room for added luxury. The family bathroom serves the additional bedrooms, ensuring maximum comfort for all residents.

Externally, the property offers an open plan front garden and a private drive with an electric vehicle car charger, accommodating parking for two cars. The south-facing rear garden provides a peaceful retreat and includes a detached home office with light and power connected, perfect for those who work remotely or desire a separate workspace.





Approximate Area = 931 sq ft / 86.5 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 1042 sq ft / 96.8 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

Situated on eastern side of Chichester with easy access of the A27. The cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby 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 north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. Ironstone Way (Indigo Park) is on the right. what3words - nurses.amount.nation

Private road charge: £310.83 per annum

Chichester District Council - 24/25 Tax Band D £2,221.63

