





11 Harberton Crescent, Chichester

A detached house benefiting from vacant possession.



- ▶ Sought-after location
- ▶ Sitting room
- ▶ Utility
- ▶ Four bedrooms
- ▶ Garden
- ▶ Kitchen/breakfast room
- ▶ Dining room
- ▶ Snug and cloakroom
- ▶ En-suite and principal bathroom
- ▶ Large garage and driveway

Situated in the sought-after Summersdale area to the north of Chichester city centre, lies this four bedroom detached house. The property requires modernisation throughout but does benefit from UVPC double glazed windows.

The well-proportioned accommodation consists of an entrance hall with study and cloakroom leading off, a dual aspect sitting room with French doors leading out to the garden and double doors leading into the dining room. Overlooking the rear garden is a kitchen/breakfast room with a utility room leading off with an internal door to the garage and external door to the side of the house.

To the first floor are four double bedrooms, all with fitted wardrobes, and the principal bedroom benefits from an en-suite facility. A family bathroom completes the accommodation.

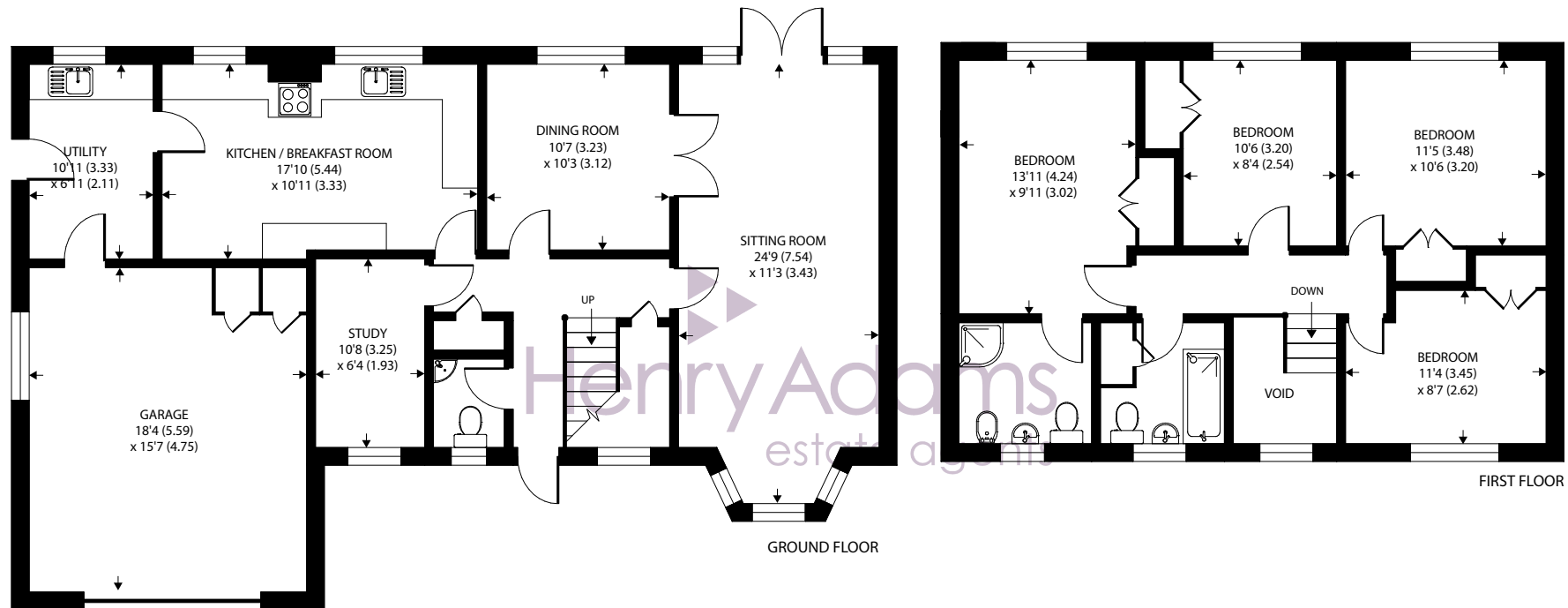
Outside, to the front of the property is a driveway which provides off road parking for a number of vehicles and leads to the integral garage. The rear garden is predominately laid to lawn with a copse area behind providing seclusion and privacy. From the garden and through the copse, a private pathway leads up to The Drive and nearby country walks leading to Lavant, Goodwood and The Trundle.

Chichester District Council - 24/25 Tax Band G £3,708.50









Approximate Area = 1571 sq ft / 145.9 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 1858 sq ft / 172.6 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 convenience store, doctors surgery with pharmacy and there is a bus service 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. 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

From the Northgate circulatory system proceed north along Broyle Road (A286 Midhurst Road). After passing Roussillon Park, take the third turning on the right into The Drive. Take the second right into Stanton Drive and then first left into Harberton Crescent. Number 11 is on the left. What3words - pint.dash.opens

