



4 Eagle Rise, Chichester, PO20 2LH

Guide Price £580,000



4 Eagle Rise

A recently built detached family house in a quiet location with view over lake

- Large detached house
- Open plan kitchen diner
- Principle bedroom with dressing room
- Corner plot
- Ample parking
- Close to Portfield retail park
- Attractive view to the front over a lake

A recently built large detached house, offering excellent family accommodation, in a great position directly opposite a lake.

Situated on the popular Shopwyke Lakes developments on the outskirts of Chichester city centre, lies this beautifully presented house. On entering the sitting room is bright and spacious with a bay window overlooking the lake. The hallway leads to a spacious kitchen/breakfast/dining room with a modern kitchen area and a separate utility. There are double doors from the kitchen leading out to the garden. A cloakroom completes the ground floor accommodation.

Upstairs on the first floor, four of the bedrooms can be found with the main bedroom having an en-suite dressing room and en-suite shower room. There are two further double bedrooms and a bathroom. The sixth bedroom could be used as an office. On the second floor there are two further bedrooms and a shower room.




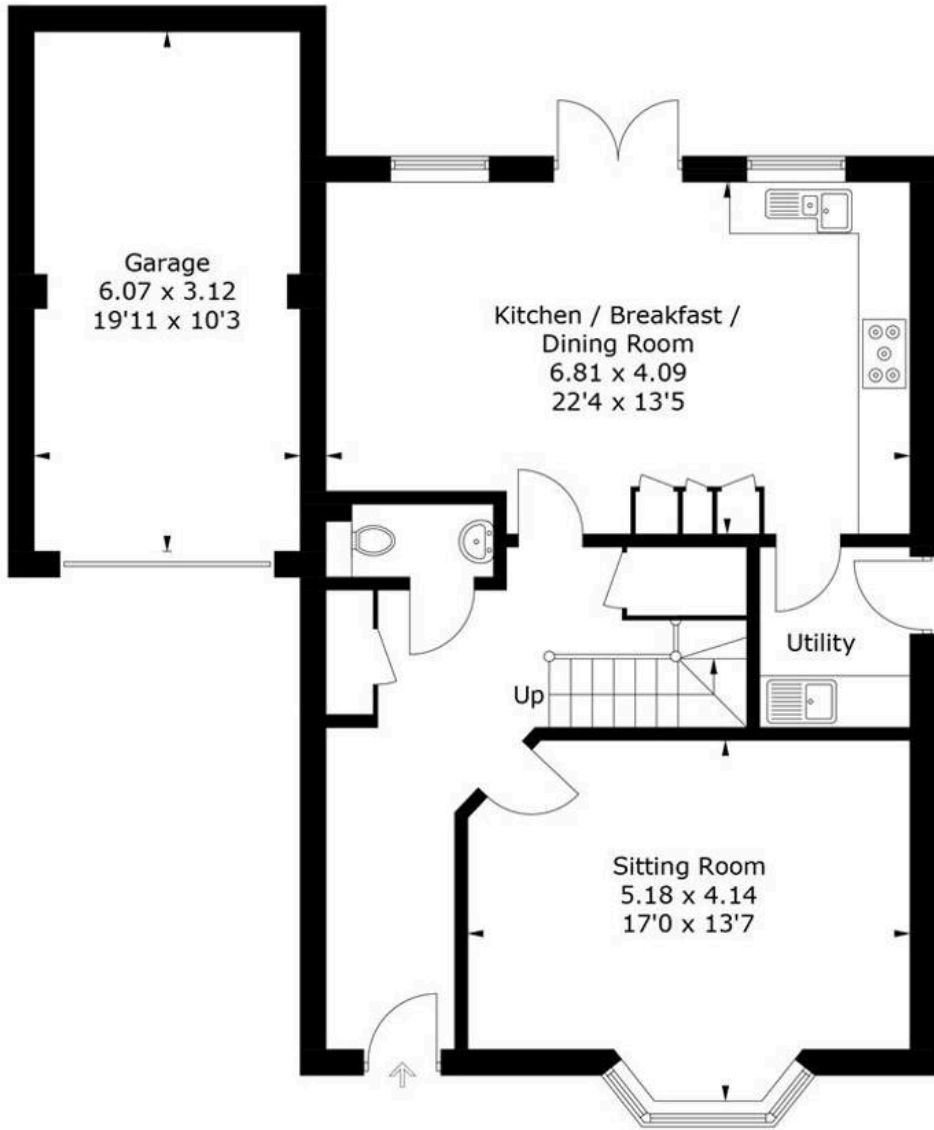


Eagle Rise, PO20

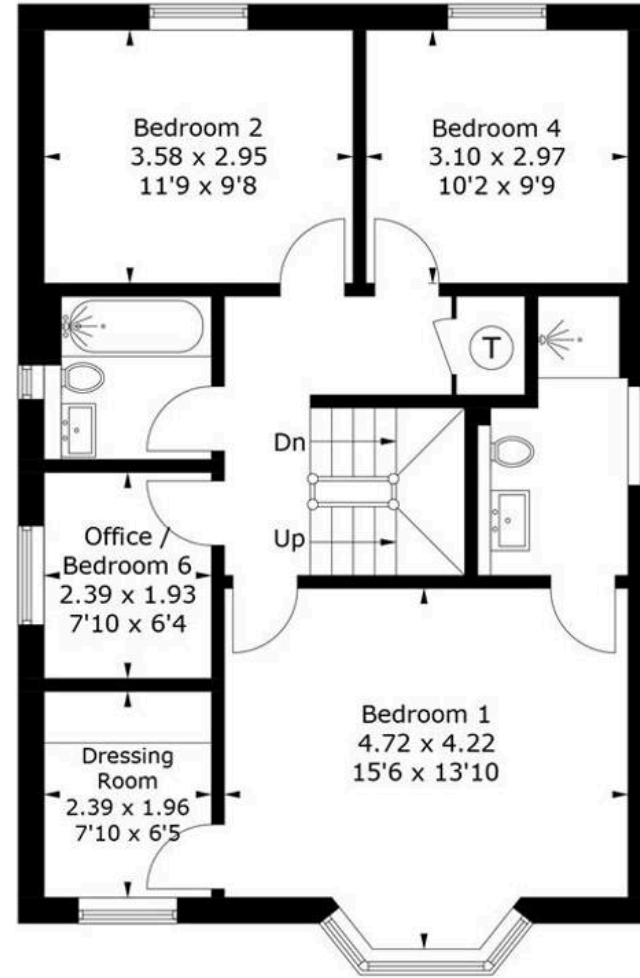
Approximate Gross Internal Area = 177.3 sq m / 1908 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 196.0 sq m / 2109 sq ft



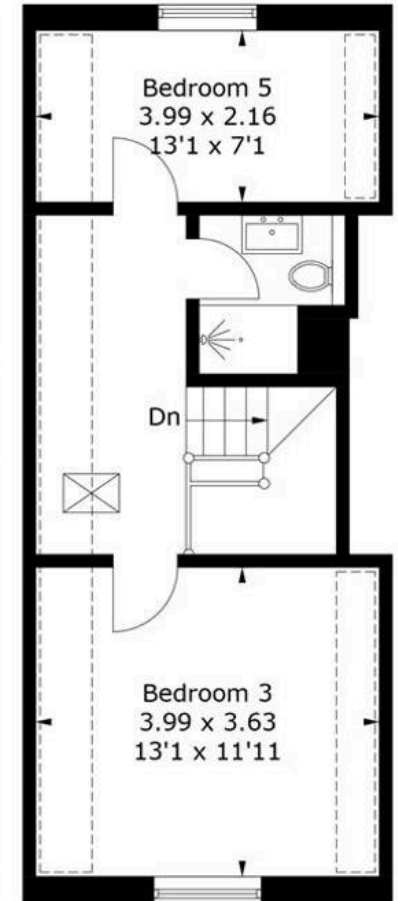
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1148668)

Outside - To the front there is ample parking leading to a single garage. To the rear there is patio area and the remainder is laid to lawn.

Location - Situated on eastern side of Chichester with easy access of the A27, the property is approximately one mile distance to Chichester city centre and 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. 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 . 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. At the end turn left into Longacres Way, take the third turning on the right into Harrier Place which leads into Goshawk Drive. Take the first turning on the right into Eagle Rise and number 4 is at the end on the right. what3words - scrambles.grain.bats

Chichester District Council - 24/25 Tax Band E £2,715.32 EPC-B

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

