



19 Hackett Way, Chichester

A nearly new beautifully presented house



- ▶ No ongoing chain
- ▶ Kitchen/dining room
- ▶ Two double bedrooms
- ▶ Bathroom/WC
- ▶ Two parking spaces
- ▶ Sitting room
- ▶ Cloakroom
- ▶ En-suite shower room/WC
- ▶ West facing garden
- ▶ Energy efficient

Situated within the sought-after Lavant View estate, on the outskirts of Chichester, and built by prestigious house builder Redrow, is this beautifully presented terraced house. Built in 2023 and part of the Heritage Collection, this nearly new house offers well-proportioned accommodation and energy efficiency.

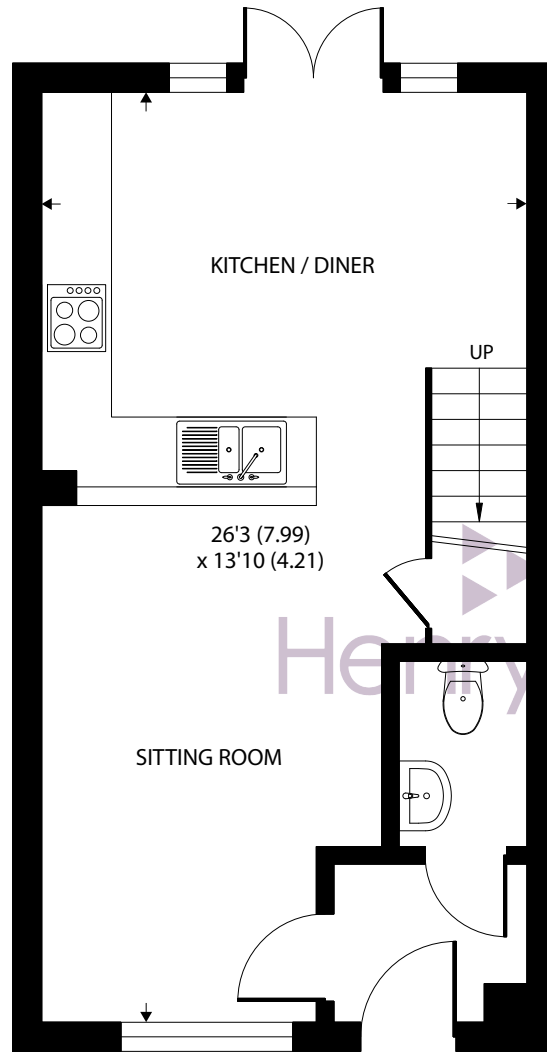
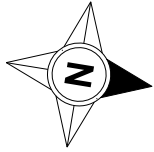
The ground floor enjoys natural light and an open-plan design which consists of a sitting room which leads to the kitchen/diner with double doors opening out to the patio area in the west facing garden. Two double bedrooms can be found on the first floor along with a modern bathroom/WC and en-suite shower/WC.

Outside, the property benefits from two allocated parking spaces to the front of the property. The enclosed westerly aspect rear garden has been tastefully landscaped with a patio area adjoining the rear of the property with a path leading down the garden to a timber shed, which is surmounted by flower and shrub borders.

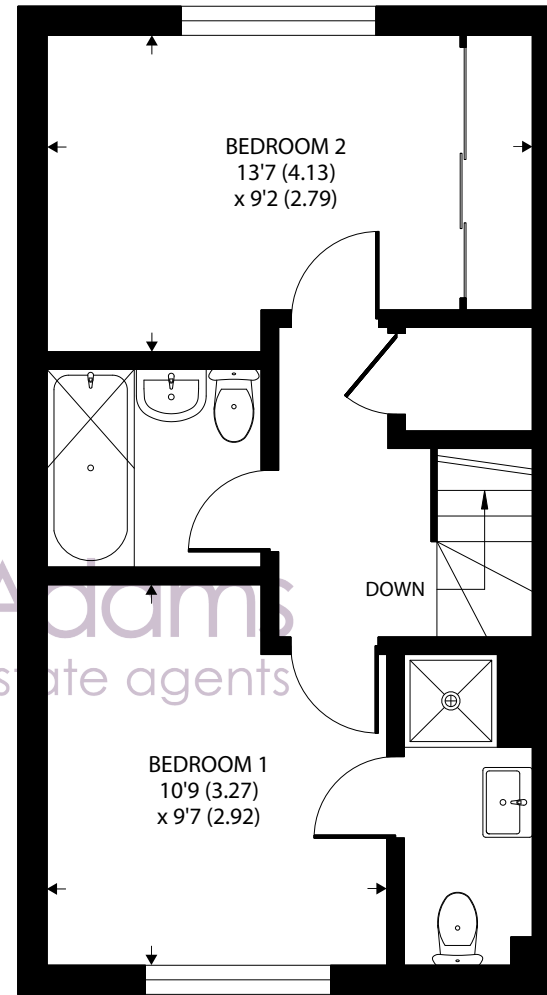
Estate charge: £333 (when development is completed)

Chichester District Council - 24/25 Tax Band C £1,977.87





GROUND FLOOR



FIRST FLOOR

Approximate Area = 719 sq ft / 66.8 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

Just under a mile to Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's, the property is conveniently located on the outskirts of Chichester with easy access to 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. 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 east out of Chichester on St Pancras leading into Westhampnett Road. At the roundabout with Homebase turn left into Barnfield Drive and straight over the next roundabout into Kingsmead Avenue. At the end of turn right into Graylingwell Drive, this in turn will lead into Pinewood Way and then Hackett Way. The property is a short distance along on the left. What3words - beast.areas.toast

