



**GOBEY DRIVE, MINERVA HEIGHTS, CHICHESTER, PO19 3FP**

**ASKING PRICE OF £480,000**

- An Impressive Detached House
- Three/Four Bedrooms Or Study
- Modernized To High Standard
- Sunny East Facing Rear Garden

- Single Garage & Driveway
- Ample Off Road Parking For Two Cars
- Exceptional Local Schools Nearby
- Moments From Chichester City Centre





This is brand-new developed area called Minerva Heights is one of Chichester's most exciting new community builds. Nestled between West Broyle and Chichester this house couldn't be a more perfect family home.

Offering potential for both a stunning family home or an investment opportunity, this impressive property gives you a detached new build house with three bedroom and a study or possible baby room.

Situated in the prominent and newly developed road Gobey Drive, this house offers versatile accommodation from top to bottom.

When entering the property on the ground floor, the first thing that hits you is how bright, airy and spacious the living space feels. It has been modernized to a very high standard including a wealth of newly fitted kitchen appliances in the impressive kitchen diner. The sitting room is West facing and has ample space for living room furniture. No new home is complete without a downstairs W/C and storage cupboard which can both be located off the main entrance hallway. A central staircase takes you to the first floor where you have three good-sized bedrooms with the rooms to the rear enjoying delightful views over the garden and surrounding area. The master bedroom has custom designed fitted wardrobes and an en suite shower room. The family bathroom has full size bath, button flush toilet and pedestal sink.

This home boasts so much inside but its' outside features really are the icing on the cake! The east facing garden is perfect for those summer BBQ's and alfresco dining evenings. With easily managed lawns its ideal for children & pets to play out in safely and let off steam with plenty of room for exercise and garden furniture as well. It is worthy of noting that the rear garden is very private and not heavily overlooked like many houses in the City.

To the front of the house is a paved driveway providing off road parking for multiple vehicles and a garage / workshop, another room providing a plethora of uses whether its' storage you require, or a weights room the choice is yours! It's still covered by NHBC warranty having only been built little over a year ago.

To sum up, this substantial home is perfectly placed with versatile spaces both inside & out is definitely one not to be missed!





# Accommodation

## GROUND FLOOR

SITTING ROOM  
4.83m x 3.39m (15'10" x 11'1")

KITCHEN/ DINER  
6.04m x 4.37m (19'9" x 14'4")

W/C

## FIRST FLOOR

BEDROOM ONE  
3.95m x 3.46m (12'11" x 11'4")

ENSUITE

BEDROOM TWO  
3.20m x 2.57m (10'6" x 8'5")

BEDROOM THREE  
3.39m x 2.21m (11'1" x 7'3")

BEDROOM FOUR / HOME OFFICE  
3.10m x 2.82m (10'2" x 9'3")

FAMILY BATHROOM

## OUTSIDE

DRIVEWAY & GARAGE

SUNNY EAST FACING REAR GARDEN

Picture this...



All measurements are approximate and for display purposes only

With that ever-sought-after Easterly aspect, the private & peaceful rear garden here really is the most amazing place to sit out in all day enjoying the sunshine into the evening!

If you fancy venturing out then you are perfectly placed for quick & easy access into the City centre via car, bus or foot with our famous high street, Chichester shopping precinct and vibrant South Street with its' wide array of eateries, bars, cafes and boutique shops!

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hammers Farm Offices  
Bosham  
West Sussex  
PO18 8EH

www.soloestates.co.uk  
01243 624 637  
info@soloestates.co.uk

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