



22 Goshawk Drive, Chichester

An immaculate house situated on a popular modern development.

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- ▶ Beautifully presented
- ▶ Open-plan kitchen/dining room
- ▶ Landscaped west facing garden
- ▶ En-suite shower/WC
- ▶ Garage and driveway
- ▶ Sitting room
- ▶ Cloakroom and utility room
- ▶ Four bedrooms
- ▶ Bathroom/WC
- ▶ Chain free

Situated on the popular Shopwyke Lakes developments on the outskirts of Chichester city centre, lies this beautifully presented house.

The accommodation offered is well-proportioned and consists of a dual aspect sitting room with attractive plantation style shutters, a magnificent open plan kitchen/dining room with an excellent range of built appliances and doors leading out to the landscaped rear garden. A utility room and cloakroom can also be found on the ground floor. On the first floor, the principal bedroom can be found which benefits from a fitted wardrobe and modern en-suite shower room/WC. Three further bedrooms and a bathroom/WC completes the accommodation. One of the bedrooms is currently used as a dressing room and another a study.

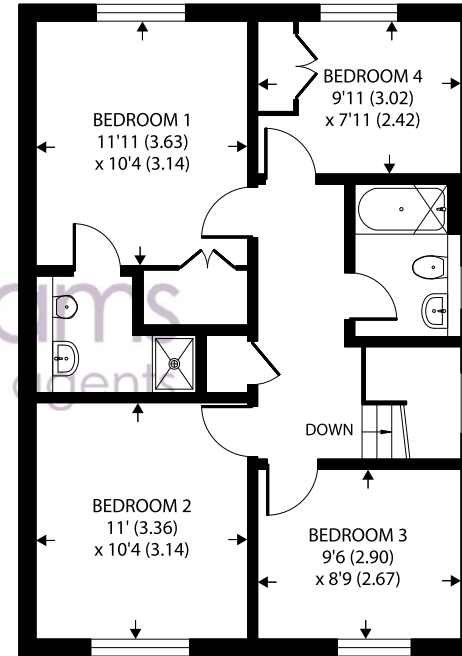
A driveway provides off road parking and leads to a garage with a remote controlled door. The enclosed west facing rear garden is salient feature and has been tastefully landscaped in order to create a relatively low maintenance alfresco entertaining area to enjoy.

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





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1304 sq ft / 121.1 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 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 where number 22 is the first on the left.

what3words - ribcage.textiles.microchip

