



10 Harberton Crescent, Chichester, PO19 5NY

Guide Price £795,000

 **Henry Adams**
estate agents



10 Harberton Crescent, Chichester

Excellent location and no chain.

- Popular cul-de-sac location
- Sitting room and dining room
- Kitchen
- Conservatory
- Ground floor shower room
- Utility/workshop
- Three bedrooms
- Bathroom/WC
- Large garage and driveway
- Enclosed south facing garden

Situated in a highly sought-after location, this property offers an excellent opportunity for buyers seeking space, versatility, and future potential.

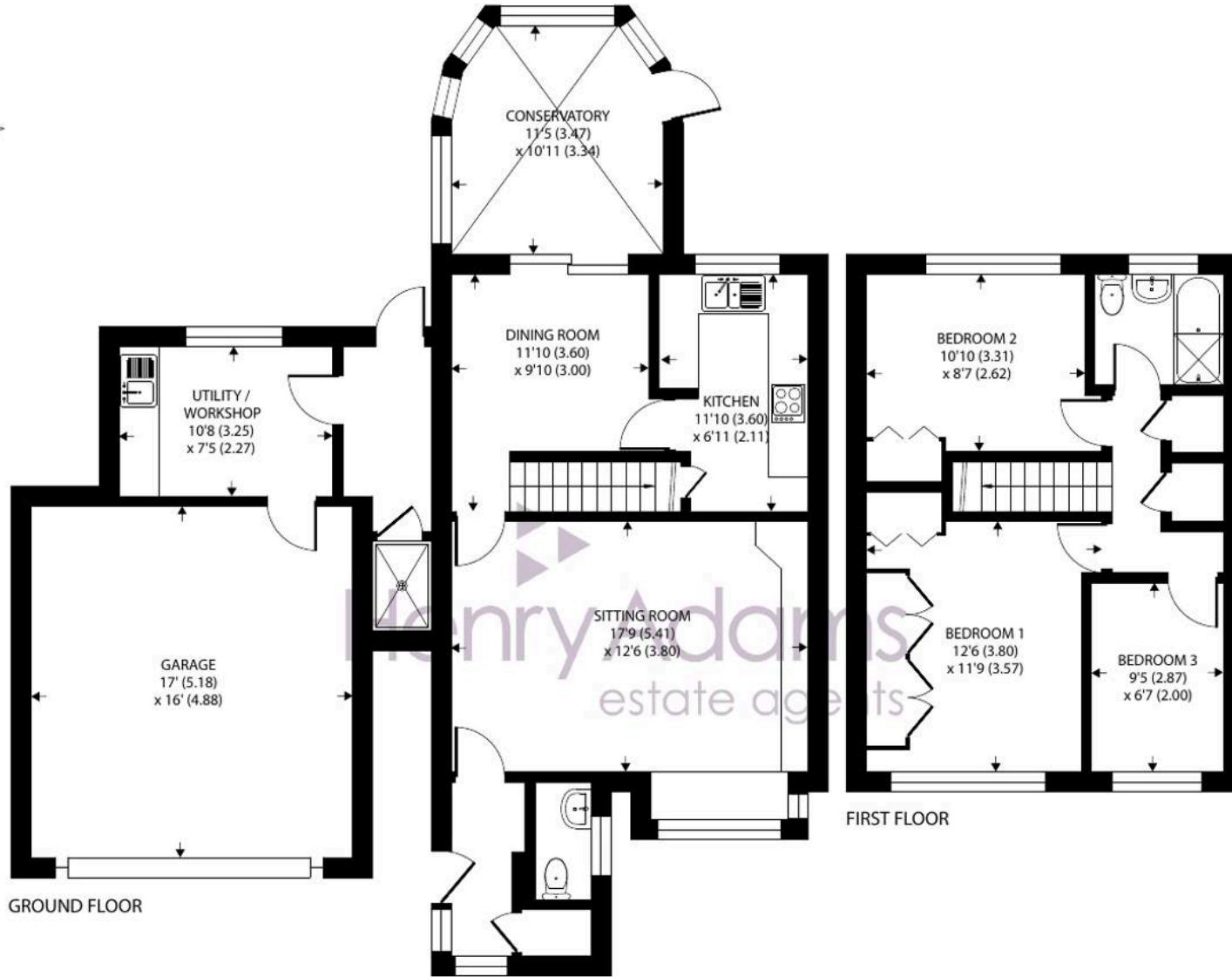
The accommodation comprises a welcoming sitting room, a separate dining room, a well-proportioned kitchen, and a bright conservatory overlooking the garden. Additional ground-floor features include a shower room and a useful utility/workshop area. Upstairs, there are three bedrooms served by a family bathroom/WC.

Externally, the property benefits from a large garage, ample driveway parking, and an enclosed south-facing garden ideal for enjoying all-day sunshine. Offered with vacant possession, this home presents huge potential to enhance or extend, subject to the usual consents.









Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 428 sq ft / 39.7 sq m

Total = 1511 sq ft / 140.3 sq m

For identification only - Not to scale



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 10 is on the right.
what3words - chip.defeat.giant

Chichester District Council - 25/26 Tax Band F £3,375.76 EPC-D





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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.