



# 6 HUNTERS WAY

CHICHESTER | WEST SUSSEX | PO19 5RB



- Superb Detached House
- Primary Location
- 2 Reception Rooms & Study
- Fitted Kitchen/Breakfast Room
- Utility Room
- Conservatory
- 4/5 Bedrooms
- 2 Bathroom/Shower Rooms
- Parking & Double Garage

In arguably the best position within Hunters Way, with a delightful south westerly facing rear garden, a 4/5 bedroom detached house built by Seaward Homes in 1979. The house has been the subject of two additions including a utility room to one side and a conservatory to the other.

Offering generous flexible accommodation the house would make a fabulous family home being close to both well respected primary and secondary schooling as well as a number of nearby private schools.

The rear gardens are remarkably private and principally laid to lawn with flower and shrub borders. Large gravel driveway leading to a double garage with power and light and up and over doors.

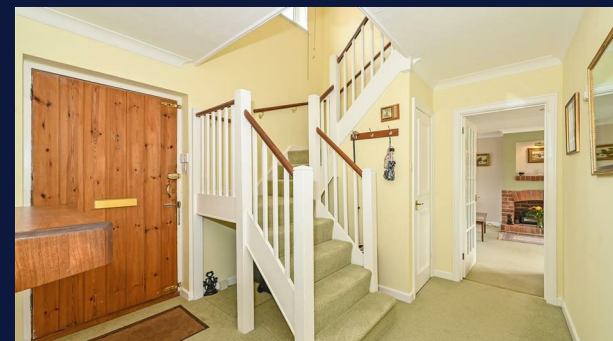
Summersdale is regarded as one of the premier locations in the city, being situated on the favoured north side, giving easy access to the Downs and also London. There is a useful and regular bus service into Chichester, as well as two local shops and a doctor's surgery. Chichester itself is only about a mile distant, so it is a relatively easy walk to the theatre and the varied shops and restaurants that the city has to offer. Cultural amenities also include Pallant House Gallery, as well as the Weald and Downland Open Air Museum. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

#### Directions

Directions: From Chichester head north along the Broyle Road. After passing the theatre on the right, continue up the hill and you will see Hunters Way on the left hand side after about 3/4 mile.

#### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.









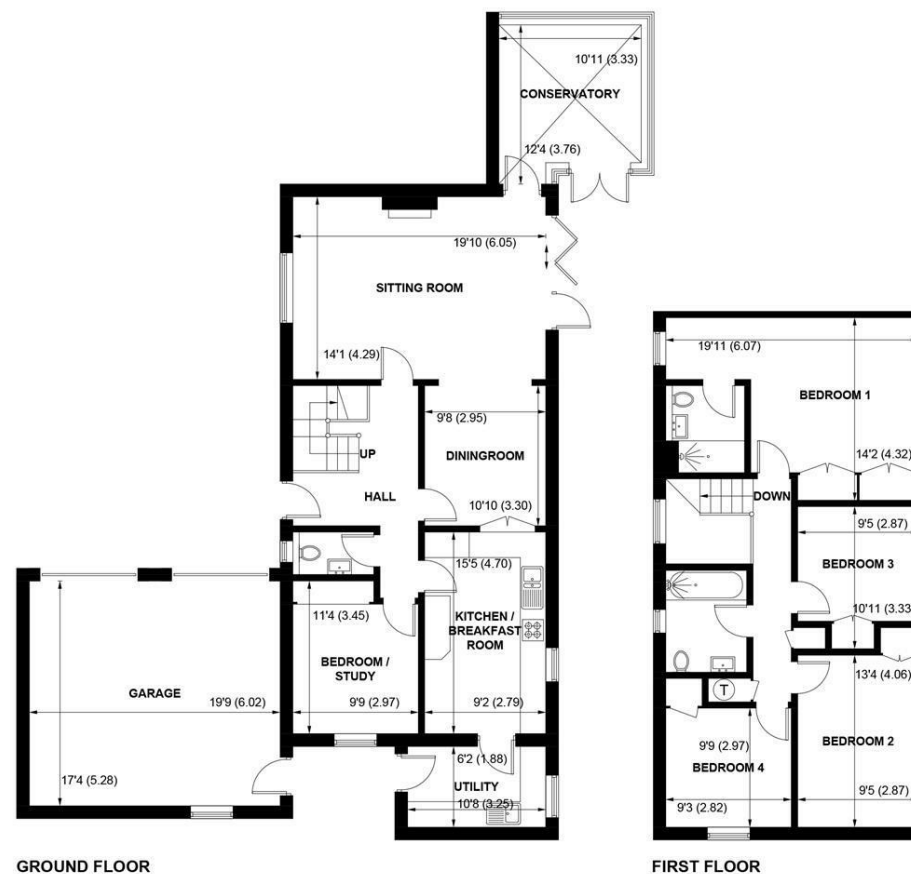




EPC Band - Current - C Potential - B

Council Tax Band G

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**APPROXIMATE GROSS INTERNAL AREA = 1791 SQ FT / 166.4 SQ M**

**GARAGE = 338 SQ FT / 31.4 SQ M**

**TOTAL = 2129 SQ FT / 197.8 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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