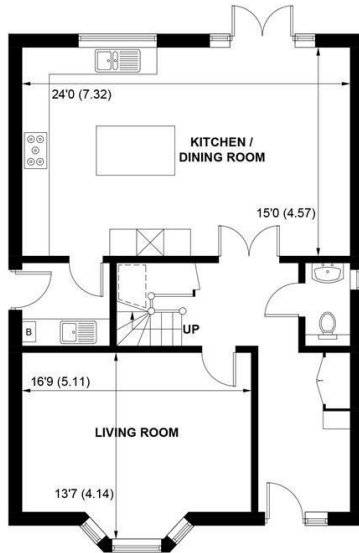




Sims Williams



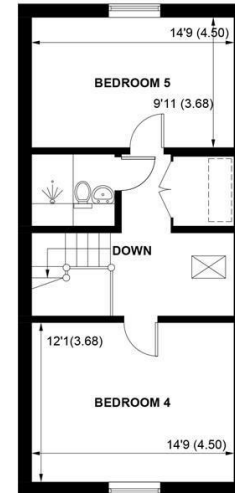
2 BANKSIDE, CHICHESTER, WEST SUSSEX, PO20 2GU



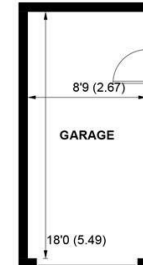
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2,156 SQ FT / 200.3 SQ M

GARAGE = 157 SQ FT / 14.6 SQ M

TOTAL = 2313 SQ FT / 214.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

# £649,500 Freehold

2, BANKSIDE,  
CHICHESTER,  
WEST SUSSEX, PO20 2GU

- Executive Family Home
- Off Road Parking & Garage
- West Facing Garden
- Lake Views
- Arranged Over Three Floors
- Open Plan Kitchen Dining Room
- Utility Room
- Master Suite
- NHBC Warranty

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = G

A large detached family home located in a prime and sought after position on the popular Shopwyke Lakes development. Spanning three floors including five bedrooms, a spacious entrance and bright living room with an unobscured view of Shopwyke Lake. The property benefits from being at the end of a single road (no passing traffic), a large garage and double parking to the side and green space immediately to the front. The property is offered in excellent order and benefits from the remainder of its NHBC warranty.

The spacious bay fronted sitting room is located at the front of the house taking full advantage of the views of the lake and the South Downs. To the rear is the expansive kitchen dining room featuring a stylish modern fitted kitchen with central island, integrated appliances and a range of fitted units at base and eye level. There is access to both the rear garden by double doors and driveway through the useful utility room. Completing the ground floor is a range of fitted storage and downstairs WC.

The first floor houses the master suite which overlooks the Shopwyke Lake, views of the South Downs and has its own walk-in wardrobe/room and ensuite bathroom with bath, walk-in shower, tiled walls, vanity unit and heated towel rail. There are two further double bedrooms and a family bathroom, the second bedroom also benefits from its own ensuite WC and shower room.

The top floor has two more good sized double bedrooms serviced by a WC and shower room. Bedroom 5 has views out toward Hainaker windmill and the Goodwood estate. There is further fitted storage and a large landing space which could be utilised in many ways.

The rear garden enjoys plenty of sun with a south westerly aspect and is largely laid to lawn with a block paved seating area and side access to the driveway. The garage features an up and over door and power.

The house is presented beautifully throughout with a stylish decor and high end fixtures and fittings. Shopwyke Lakes is located just to the east of the city centre. The estate now moving into its final phase, offers a bus route in and out of the city centre.

A community centre with a cricket field is just going through development along with the finishing touches for a convenience store, these will all be within a walking distance from the property.

A new bridge has been installed, linking the estate to the large retail outlet featuring M&S food store and Sainsbury's. A further bridge, which has already been installed over the A27 links the estate to some great walks up and over Goodwood, the South Downs and Chichester Water Sports.

## 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.

## Directions

From the city proceed in an easterly direction towards Sainsbury's superstore. At the roundabout proceed west on the A27 and take the first turning on the left into Shopwyke Lakes onto Western Road. Turn right into Longacres Way and then first left into Kingfisher Gardens followed by another left into Bankside.

