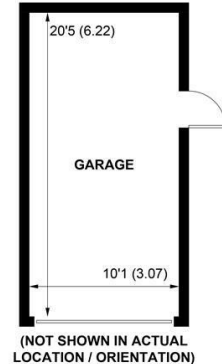
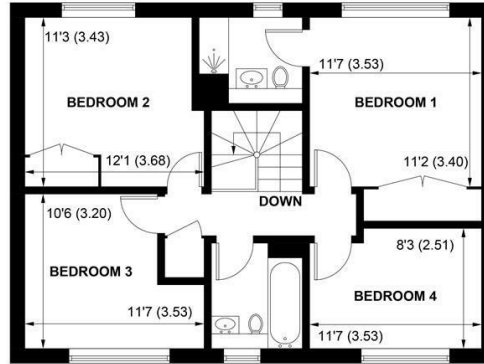
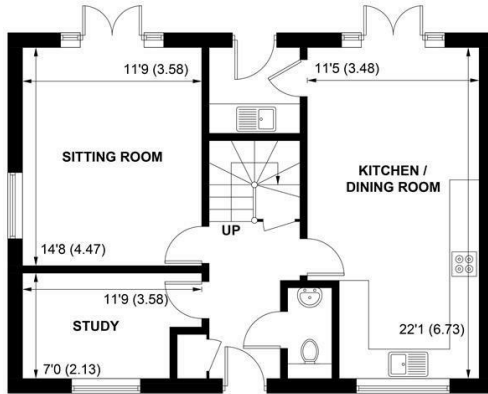


*SW*

Sims Williams



12 TERN CRESCENT, CHICHESTER, WEST SUSSEX, PO20 2EP



APPROXIMATE GROSS INTERNAL AREA = 1358 SQ FT / 126.2 SQ M

GARAGE = 203 SQ FT / 18.9 SQ M

TOTAL = 1561 SQ FT / 145.1 SQ M

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

Produced for Sims Williams

# £450,000 Freehold

12, TERN CRESCENT,  
CHICHESTER,  
WEST SUSSEX, PO20 2EP

- Modern Semi-Detached House
- Sitting Room
- Kitchen/Dining Room
- Study
- Utility Room & Cloakroom
- 4 Double Bedrooms
- En Suite & Bathroom
- Pretty Rear Garden
- Off-Road Parking & Garage

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = E

A modern semi-detached property located within the popular Shopwhyke Lakes development on the outskirts of Chichester, yet within easy distance to a wide range of amenities including shops and excellent travel links.

The property benefits from the remainder of its NHBC warranty and accommodation comprises welcoming entrance hall with stairs to first floor and doors leading to the study and the sitting room.

The kitchen/dining room is fitted with a range of modern slab-style units with double oven, gas hob and extractor and integrated dishwasher. There is a handy utility room and downstairs cloakroom.

To the first floor there are 4 double bedrooms, with en suite to bedroom 1 and further family bathroom.

Outside there is low-level hedging either side of the front door and off-road parking in front of the garage. The rear garden is mainly to lawn, with patio areas and pretty border planting.

NB: The property is subject to an Estate Management charge of approx. £214 per annum.

## 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 Sainsburys superstore. At the roundabout proceed west on the A27 and take the first turning on the left into Shopwhyke Lakes onto Western Road. Turn right into Longacres Way and then first right into Tern Crescent.



