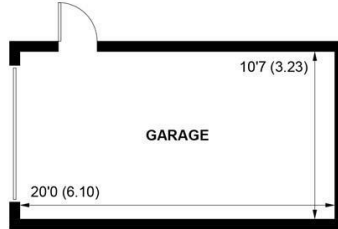


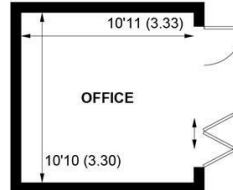


1, MEADOWSWEET WAY, CHICHESTER, WEST SUSSEX, PO20 2LN

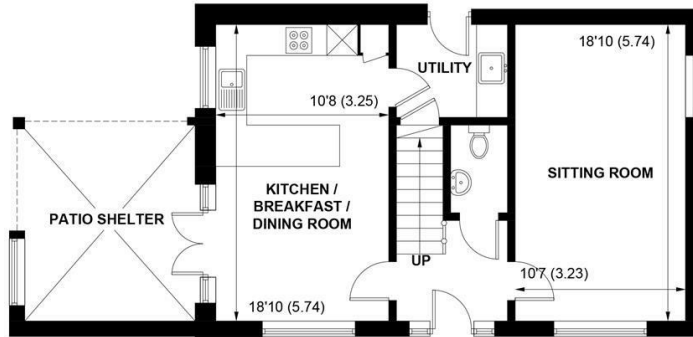




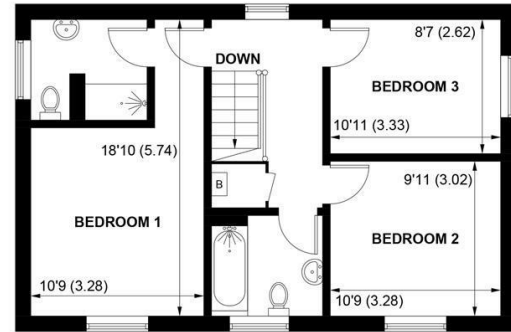
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1131 SQ FT / 105.1 SQ M

GARAGE / OFFICE = 333 SQ FT / 30.9 SQ M

TOTAL = 1464 SQ FT / 136.0 SQ M (EXCLUDING PATIO SHELTER)

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

Produced for Sims Williams

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£450,000 Freehold

1, MEADOWSWEET WAY,
CHICHESTER,
WEST SUSSEX, PO20 2LN

- Beautifully Presented Detached Property
- Chain-Free
- Spacious Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms
- En Suite & Family Bathroom
- Front & Rear Gardens
- Useful Garden Office
- Garage & Driveway Parking

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = E

A beautifully presented detached property occupying an enviable spot within this popular development, less than 3 miles from Chichester city centre and its host of amenities.

The property benefits from the remainder of its NHBC warranty and the stylish accommodation comprises entrance hall with stairs to first floor and door to the double aspect sitting room.

The kitchen/dining room is fitted with a range of modern units and luxury work surfaces with appliances including double oven, gas hob and integrated fridge freezer. A utility room and cloakroom complete the ground floor accommodation.

To the first floor there are 3 double bedrooms, with en suite shower room to bedroom 1 and further family bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside there is off-road parking in front of the detached garage with attractive hedging and planting to the sides.

The rear garden has a covered patio, providing the perfect space for outside entertaining and further patio area. The property also benefits from a versatile outside office/garden room.

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 at the end of the road, turn right onto the B1244 Shopwhyke Road. Take the 2nd left into Cassia Road and then first right into Meadowsweet Way.



