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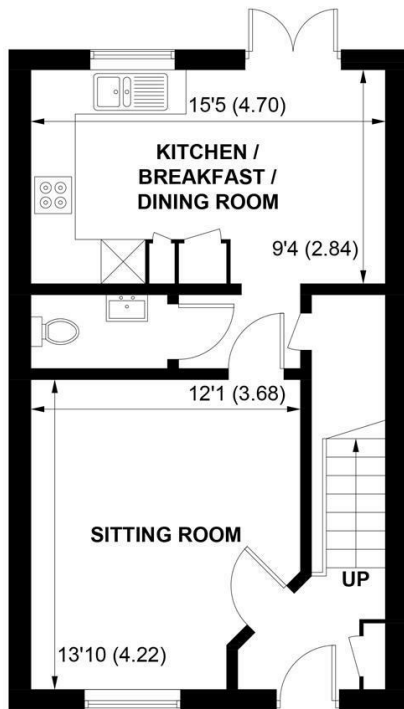
Sims Williams



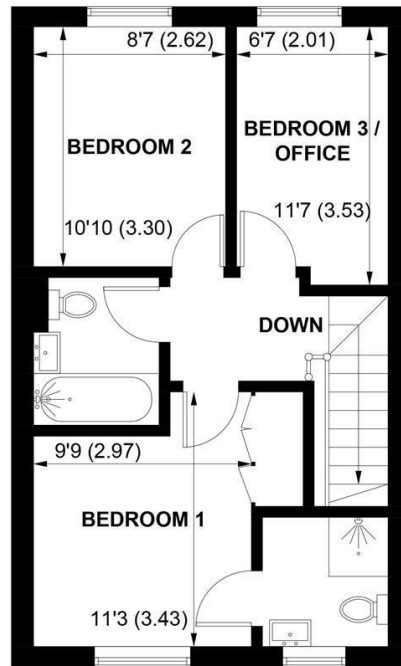
21, EIDER DRIVE, CHICHESTER, WEST SUSSEX, PO20 2LS







**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 872 SQ FT / 81.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

# £380,000 Freehold

21, EIDER DRIVE,  
CHICHESTER,  
WEST SUSSEX, PO20 2LS

- Semi-Detached House
- Impeccably Presented Throughout
- Sitting Room
- Kitchen/Breakfast/Dining Room
- Downstairs Cloakroom
- 3 Bedrooms
- Bathroom & En Suite Shower Room
- Rear Garden
- Off-Road Parking

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

This attractive semi-detached property is situated within the highly popular Shopwyke Lakes development, with easy access to Chichester and its array of amenities.

The light and spacious accommodation is in pristine condition throughout and comprises entrance hall with stairs leading to the first floor and door opening onto the sitting room.

The kitchen/breakfast/dining room is fitted with a range of stylish units with work surfaces and integrated appliances and French doors open onto the rear garden.

A downstairs cloakroom completes the ground floor accommodation.

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

Outside the front provides off-road parking for 2 cars. The rear garden is mainly to lawn, with pergola and patio and border planting.

## 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 left onto the B1244 Shopwhyke Road. Take the first left into Eider Drive and the property will be found on the left hand side.







