



1 Greenshank Drive, Chichester PO20 2JX

£535,000 Freehold



4 Bedrooms



3 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Semi-Detached Townhouse
- Impeccably Presented
- Spacious Accommodation
- Sitting Room
- Contemporary Fitted Kitchen
- 4 Bedrooms
- 3 Bathrooms
- Landscaped Rear Garden
- Garage & Parking

## EPC Rating

Current = B

Potential = A

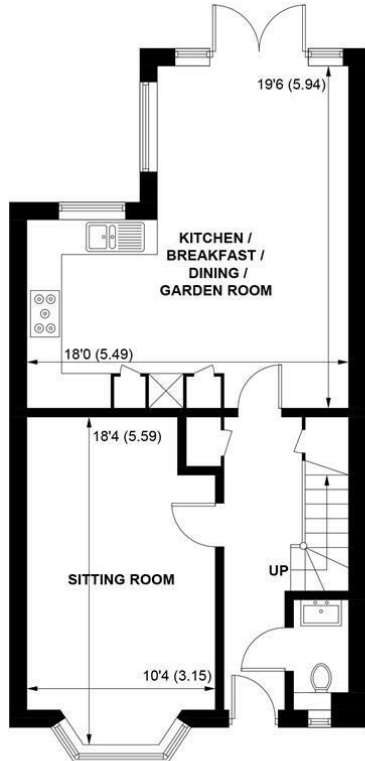
## Council Tax Band

Band = E

## Tenure - Freehold

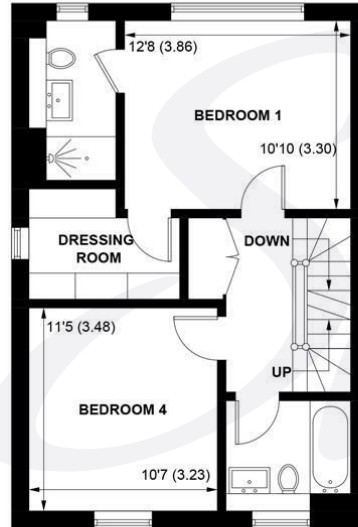
Estate Charges: £240 pa



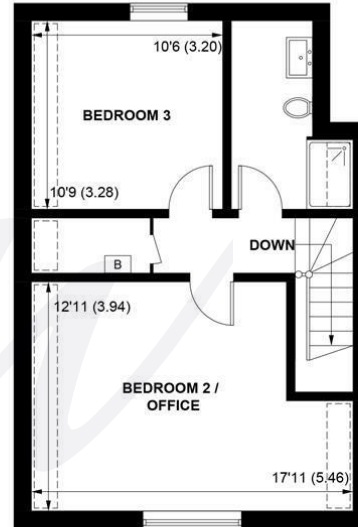


GROUND FLOOR

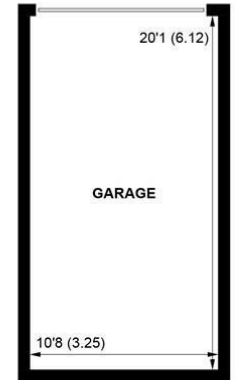
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR



SECOND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1608 SQ FT / 149.4 SQ M

GARAGE = 213 SQ FT / 19.8 SQ M

TOTAL = 1821 SQ FT / 169.2 SQ M

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

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.