



5 Tudor Close | Chichester | PO19 5QZ

Guide Price £425,000

Freehold



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Lettings & Estate Agents

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- 3 Bed/2 Bath
- Freehold
- Parking
- North Chichester Location
- Council Band E
- End Of Terrace
- Virtual Tour
- Garage
- Well Maintained Private Estate
- Easy Access To City Centre

Accommodation

The light and airy accommodation is arranged over two floors. On the ground floor there is an entrance hall which gives access to both a modern fitted kitchen, a useful cloakroom and beyond into an open plan sitting/dining room. The latter overlooks the garden and has access into it via two sets of French doors. On the first floor, off a central landing full of natural light, there are three double bedrooms, a modern family bathroom and an en-suite to the master bedroom, all with ample built in storage. Additionally, the loft area is lit and boarded to provide even more storage space.

Outside

The front is bordered by flower beds. To the rear there is a low maintenance and well-kept garden which is mainly paved and has mature shrubs with different seating areas dotted throughout. There is also a side gate for rear



what3words ///

race.unique.pipes



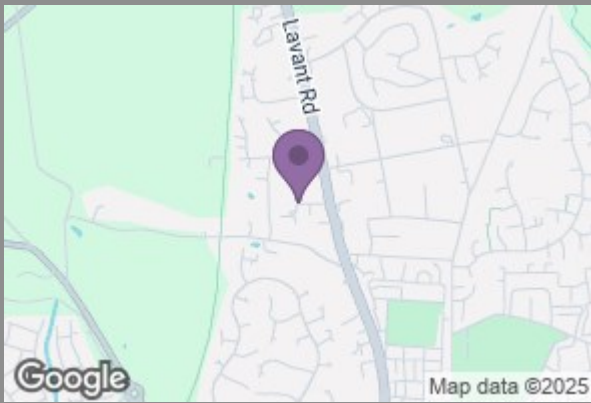
access. Beyond the rear garden there is a garage with power, workbench and mezzanine storage. There is also resident's off-road parking.


Location

The property is situated on a quiet cul de sac in the leafy, tree lined Chichester suburb of Summersdale.

Summersdale lies a short distance to the north of Chichester's vibrant city centre and just south of the rolling foothills of The South Downs National Park and popular Goodwood Estate. There are local amenities close by which include a GP surgery, pharmacy, Post Office, convenience stores, children's pre-school and a gym.

The attractive Cathedral City of Chichester offers many shops, pubs, restaurants, cinemas and notable attractions such as the The Pallant House Gallery and Festival Theatre along with a mainline rail station offering services to London Victoria.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales	EU Directive 2002/91/EC 	



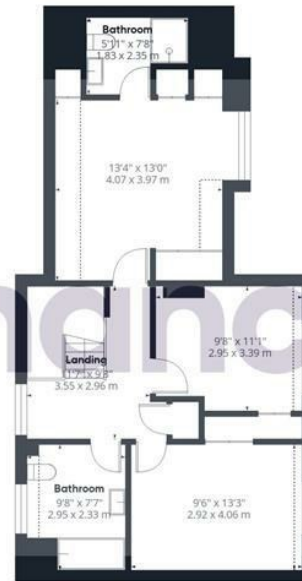
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Floor 0



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Floor 1

Approximate total area⁽¹⁾

1076 ft²
100.2 m²

Reduced headroom

50 ft²
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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