



SARAH O'LEARY

exp[®] uk

@ sarah.oleary@exp.uk.com

🌐 saraholeary@exp.uk.com

📞 07572 961 815

Harberton Crescent, Chichester

Guide Price £850,000

3 2 2



Presenting an excellent opportunity in this sought after location, this three bedroom detached house is offered for sale with significant scope for personalisation and enhancement. The property is ideally positioned for convenient access to public transport links, local amenities, and nearby parks, making it perfect for those who appreciate both urban convenience and recreational options. Rich in historical features and surrounded by scenic walking routes, the area enjoys enduring appeal for families and professionals alike.

Chichester is a charming cathedral city, full of character with cobbled streets, independent shops, cosy cafés and a buzzing arts scene. With the South Downs and Chichester Harbour close by, it's perfect for those who love both culture and the outdoors.

Internally, the house provides two well-proportioned reception rooms. The first reception room is notably spacious, offering versatility for both entertaining and everyday living. The second reception room features patio doors that open directly into the conservatory, seamlessly connecting the indoors with the generous garden, ideal for relaxing or hosting gatherings.

Accommodation comprises three bedrooms: two doubles and a single, ensuring ample space for family or guests. The property includes two bathrooms, with one featuring a shower for added comfort. The current EPC rating is D, and the home falls within council tax band F.

Externally, this property benefits from parking, a double garage, and a private garden, making it a desirable proposition for those seeking outdoor space and secure parking.

This detached home represents an exceptional prospect for those wishing to create a bespoke family residence within a prime location celebrated for its amenities and lifestyle opportunities. Early viewing is highly recommended to appreciate the scope and potential on offer.

Agent notes: There is no onward chain with this property. Probate has been applied for but has not yet been granted at the time of going to market. I will keep interested parties fully up to date with the





- NO ONWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- CLOAKS/WC
- DOUBLE GARAGE WITH UTILITY ROOM
- FANTASTIC PLOT WITH AMPLE SPACE FOR PARKING ON THE DRIVEWAY
- SO MUCH POTENTIAL TO CREATE A DREAM HOME
- EPC D
- COUNCIL TAX BAND F
- VERY SOUGHT AFTER AREA
- QUOTE REF S00891

