



3 Patricia Way, Nutbourne

Guide Price £425,000 Freehold

3 Patricia Way

Nutbourne, Chichester

- Beautifully Presented Three Bedroom Semi Detached House
- Open Plan Living
- Stylish Fitted Kitchen
- Two Double Bedrooms & Excellent Size Single Room
- En-Suite To Bedroom One
- Private South Facing Garden
- Driveway With parking For Two Cars

Introducing this beautifully presented three-bedroom semi-detached house which offers a refined blend of comfort and style. Step inside to discover the inviting open plan living area, perfect for entertaining guests or relaxing with loved ones. The light and spacious entrance hall sets the tone for the rest of the home, leading seamlessly into the stylish fitted kitchen, ideal for culinary enthusiasts. A convenient cloakroom on the ground floor adds to the practicality of this charming residence. Upstairs, there are two double bedrooms and an excellent size single bedroom including an en-suite to bedroom one and a modern family bathroom.

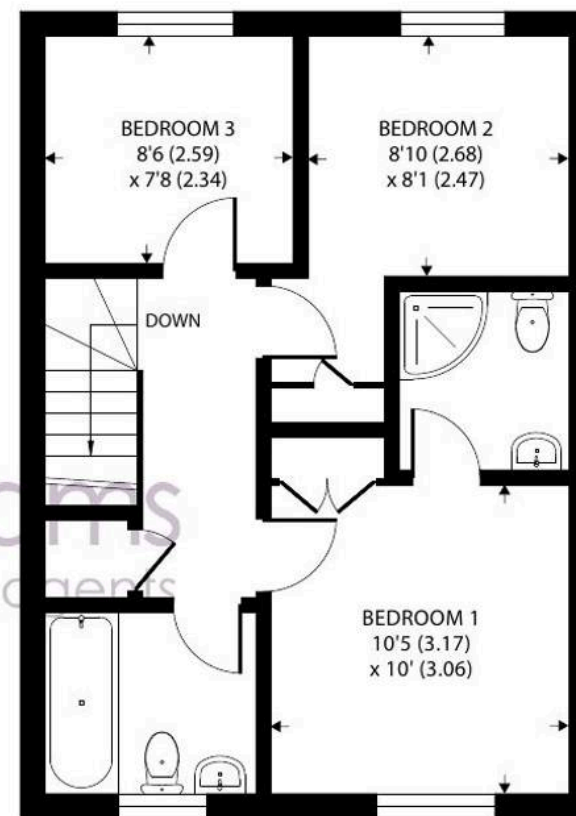
Outside, the low maintenance secure private south-facing garden provides an oasis of tranquillity. This well-maintained outdoor space is ideal for enjoying al fresco dining, gardening, or simply unwinding after a long day. With its lush greenery and ample space, the garden presents endless opportunities for relaxation and recreation. Further more there is a driveway with ample parking to the property along with the garage which has now been converted to a lock up store with electricity.







GROUND FLOOR



FIRST FLOOR

Patricia Way, Nutbourne, Chichester, PO18

Approximate Area = 1035 sq ft / 96.1 sq m

Garage = 52 sq ft / 4.8 sq m

Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Nutbourne, Chichester

Nutbourne is a small village situated just to the east of Emsworth and to the west of Chichester, both of which offer a variety of shops and mainline stations to London. The village of Southbourne is a short walk away and offers schooling, a doctors surgery, dentist, chemist and church in addition to day-to-day shopping including a locally renowned farm shop. The pretty hamlet of Prinsted nearby has easy access to the foreshore on the northern reaches of Chichester Harbour with coastal walks towards Bosham in the east and Emsworth to the west popular with ramblers and birdwatchers alike. There are good road and bus links, and Southbourne station on the Portsmouth/Brighton line also connects to London Waterloo via Havant, and Gatwick and London Victoria via Chichester. The bustling harbourside town of Emsworth, a mile to the west, has two sailing clubs, pubs and restaurants. There are some lovely walks in the near vicinity, with the foreshore at nearby Prinsted and Chidham being two notable examples, both of which have beautiful scenery and lots of wildlife. There are numerous sporting activities in the area, including windsurfing and surfing in the Witterings and golf and racing at Goodwood, just to the north of Chichester. Goodwood also hosts the famous Festival of Speed and Revival Meetings.

Council Tax band: C

EPC Energy Efficiency Rating: B





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