



54 Windsor Road, Chichester

A delightful detached property on the outskirts of Chichester



- ▶ Detached house
- ▶ Sitting room
- ▶ South facing garden with decked area & pergola
- ▶ Modern bathroom
- ▶ Close to bus stop & convenience store
- ▶ Kitchen/diner
- ▶ Three bedrooms
- ▶ Driveway & garage

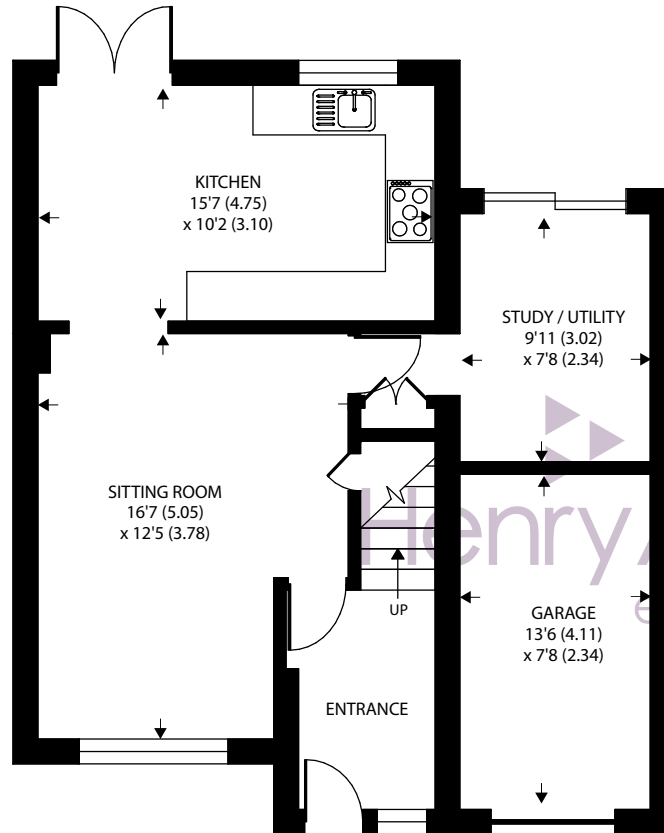
Situated within a popular residential setting on the outskirts of Chichester about one mile from the city centre, this detached modern house offers bright and spacious accommodation.

Upon entering the property there is a large sitting room with an archway leading to a modern kitchen/diner. The modern kitchen comprises a range of wall and floor mounted units, hob with extractor hood and built-in oven. There are patio doors leading out to the south facing rear garden. There is also a useful study/utility room with sliding doors out to the garden completing the ground floor accommodation. On the first floor there are three bedrooms and a modern bathroom.

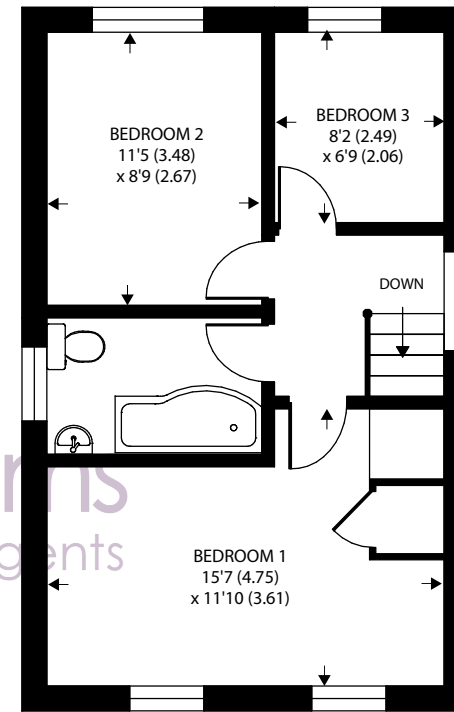
The property is complemented by an enclosed south facing attractive garden with the main feature being a decked area with pergola with the remainder being laid to lawn. To the front of the house there is a driveway with parking for two cars and an electric charging point which leads to a single garage.

Chichester District Council - 24/25 Tax Band D £2,225.10





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1067 sq ft / 99.1 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed east out of Chichester along the Bognor Road (A259). After passing the Co-operative, turn left into Florence Road. Take the first turning on the right into Windsor Road and number 54 is towards the end on the right after Buckingham Drive.

what3words.com/frosted.dots.wooden

