



22 Knott Gardens, Chichester

A modern detached house in a convenient location.



- ▶ Corner plot
- ▶ Dual aspect sitting room
- ▶ Utility room
- ▶ Four bedrooms
- ▶ Low maintenance garden
- ▶ Detached house
- ▶ Spacious kitchen/dining room
- ▶ Cloakroom
- ▶ En-suite & family bathroom
- ▶ Garage & driveway

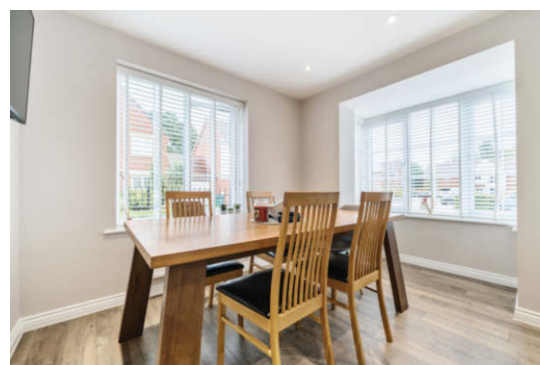
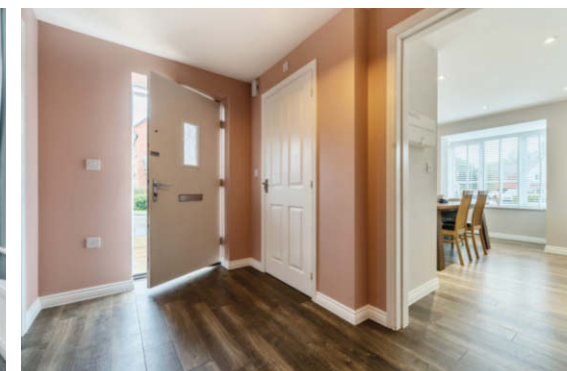
Constructed in 2017, a well presented house situated within a modern development and conveniently situated for amenities, including a train station. The popular village of Fishbourne is situated to the east of the cathedral city of Chichester.

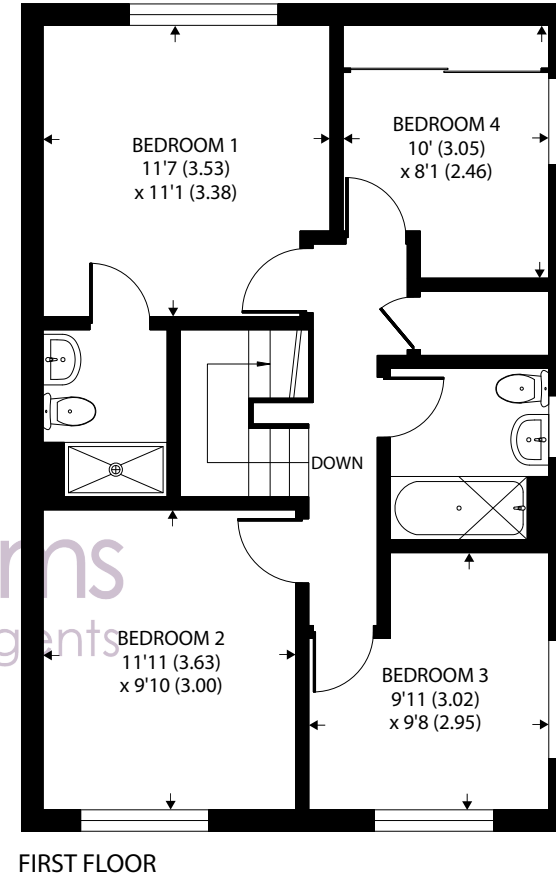
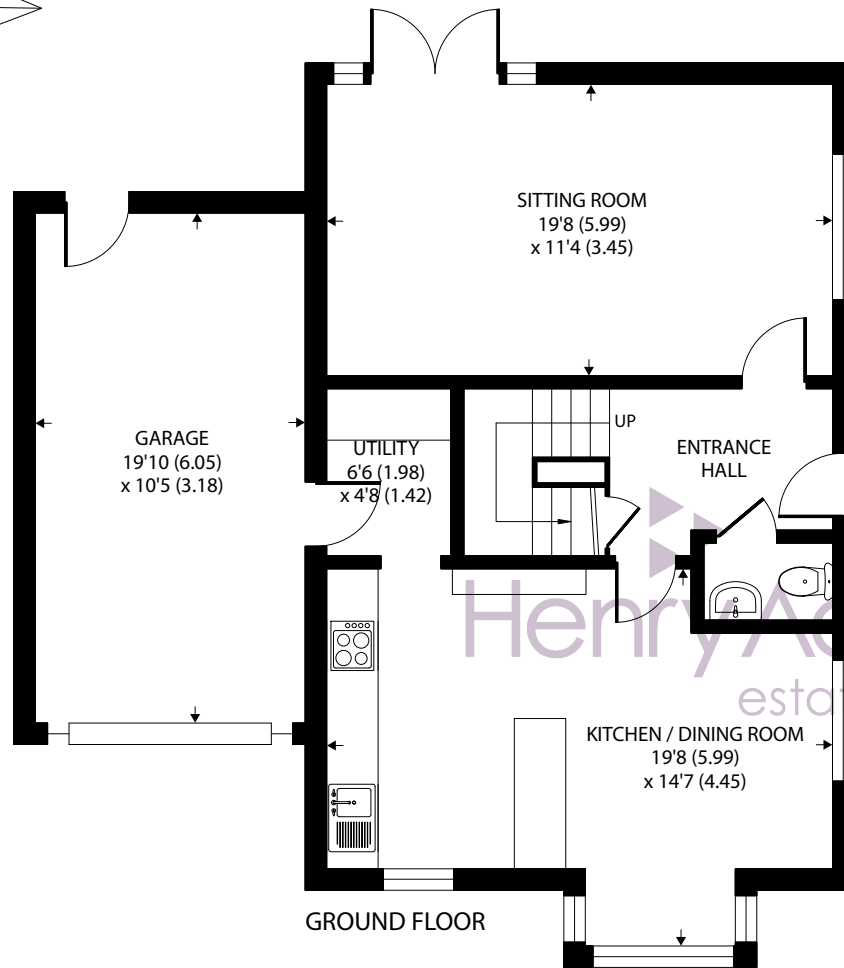
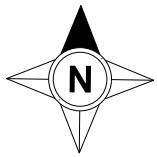
The property offers well-proportioned accommodation and has the benefit of the remaining NHBC Warranty. Particular features of the accommodation includes a dual aspect sitting room and a spacious dual aspect kitchen/dining room with integrated appliances. In addition, there is a cloakroom and a utility room leading off the kitchen with a door opening into the garage. On the first floor, there is a family bathroom/WC and four bedrooms with the principal bedroom benefiting from an en-suite shower/WC. Bedroom four has a large fitted wardrobe and is currently being used as a dressing room.

Outside, the rear garden has been designed for low maintenance with a patio area adjoining the property which gives way to synthetic lawn and a decked area. To the front is a driveway which leads to the garage.

Estate Charge: Approximately £30 per month

Chichester District Council - 24/25 Tax Band E £2,706.17





Approximate Area = 1217 sq ft / 113 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1425 sq ft / 132.3 sq m

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

Within the village of Fishbourne there are playing fields which incorporate a bowling club, tennis courts, village club with bar, cricket pitch, croquet club, children's play area and pre school. There is also a village school, renowned Roman Palace, railway halt and bus links to outlying areas. Fishbourne Creek lies in the upper reaches of Chichester Harbour with its delightful walks and water sports. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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.

Directions

From Chichester proceed west on the A259. On entering Fishbourne, turn right into Salthill Road and proceed over the railway crossing. After approximately 0.35 of a mile, turn right into Clay Lane. Take the second turning on the right into Hannah Place/Taylor's Copse which in turn leads into Knott Gardens. 22 is a short distance along on the right. What3words - unfolds.dividers.quitter

