



9 Hunters Way, Chichester, PO19 5RB

Guide Price £895,000







## 9 Hunters Way, Chichester

A quality detached bungalow in a premium residential setting in Summersdale.

- Bright 1,711 sqft accommodation
- Kitchen/breakfast room
- Two/three reception rooms
- Principal bedroom en-suite
- West facing rear garden
- Three/four bedrooms
- Double garage plus parking for up to four cars

A spacious three/four bedroom detached quality bungalow situated in a secluded cul-de-sac location in the much sought after Summersdale area. Complemented by a mature attractively landscaped westerly aspect garden backing onto the Centurion Way cycle/footpath path and open countryside beyond, there is much to appreciate and enjoy.

Upon arrival there is a well-proportioned entrance porch/conservatory leading to the main front door. The entrance hall is light and spacious. Proceed into the sitting room where you can enjoy the view and step out to the secluded rear garden via the patio doors. Glazed double doors open to the dual aspect dining room which is adjacent to the kitchen/breakfast room where you will find a comprehensive array of cupboards and extensive worktop space. It also features an integral Neff electric double oven and 4 ring gas hob. A door leads to the utility room which links the main accommodation and the double garage. The principal bedroom has an en-suite bathroom and there are three further bedrooms. Bedroom four is a versatile room and makes an ideal study.

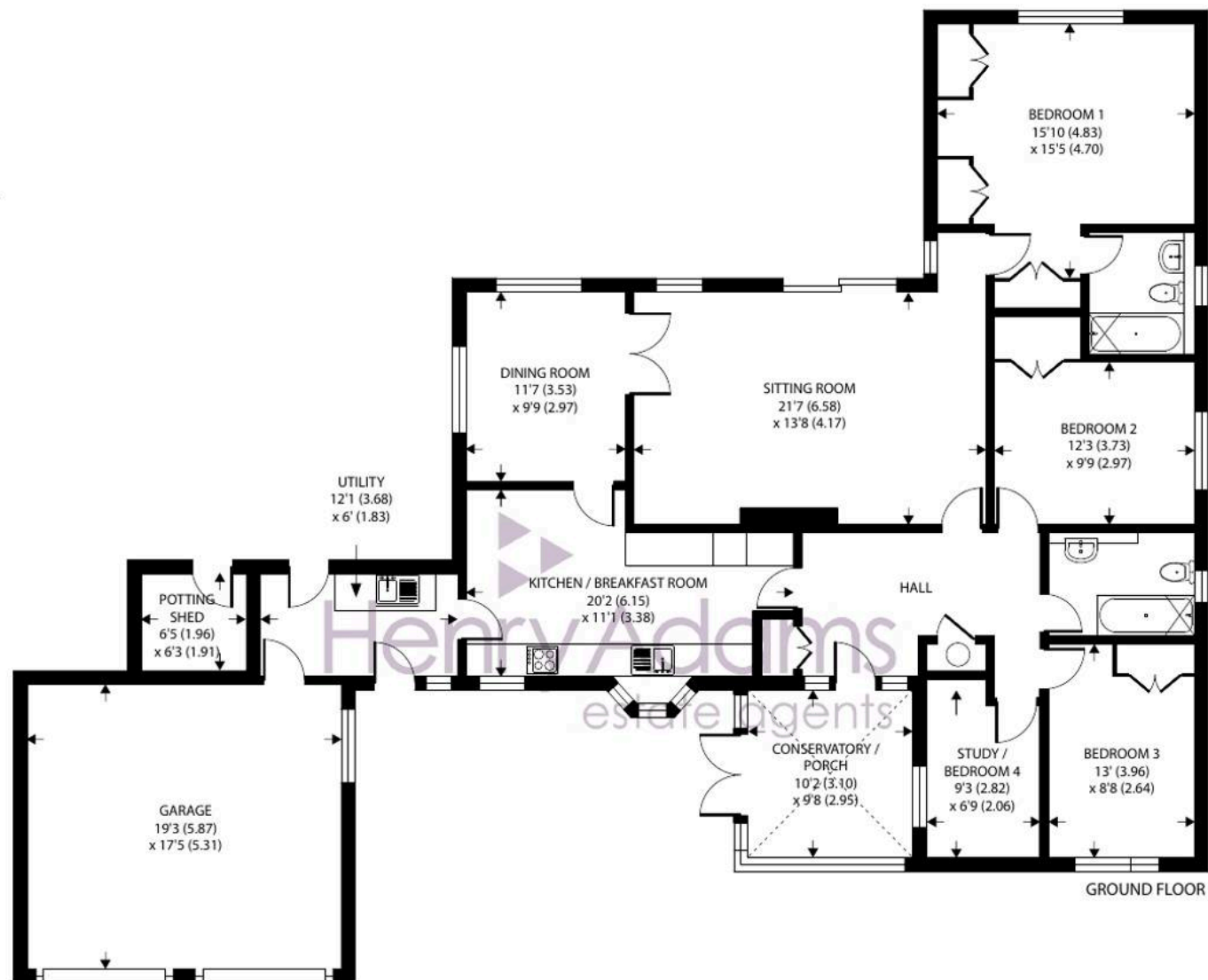












GROUND FLOOR

Approximate Area = 1715 sq ft / 159.3 sq m

Garage = 338 sq ft / 31.4 sq m

Potting Shed = 39 sq ft / 3.6 sq m

Total = 2092 sq ft / 194.3 sq m

For identification only - Not to scale





**Outside** - The property is approached via a shared drive with one other bungalow leading to the private drive providing parking for up to four cars in addition to providing access to the detached double garage with twin electric doors. The garden front garden is mainly laid to lawn giving way to a large patio to the side. The side patio is of a sufficient size to store a boat if desired. A gated entrance opens to the mature rear garden with abundantly stocked shrub borders, lawn and patio area.

**Location** - The property backs onto the Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. There is a convenience store, doctors' surgery with pharmacy and a bus service which runs every 30 minutes into Chichester. 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. There are excellent 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** - From the Northgate circulatory system, proceed north along the A286 Broyle Road, signposted to Midhurst. After passing the Roussillon development, take the fourth turning on the left into Hunters Way as the road bends round to the right, turn left into the shared driveway. No 9 is at the end on the right. What3words - wiring.kicks.smooth

Chichester District Council - 24/25 Tax Band G £ £3,708.50 EPC- C







## Henry Adams - Chichester

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