



2 Bankside, Chichester

A spacious detached house in a prime position on a modern development offering uninterrupted views of the lake.



- ▶ Spacious detached house
- ▶ Open plan kitchen/dining room
- ▶ Five bedrooms
- ▶ Bathroom and shower room
- ▶ South west facing garden
- ▶ Sitting room
- ▶ Utility and cloakroom
- ▶ Two en-suites
- ▶ Driveway and garage
- ▶ Lakeside views

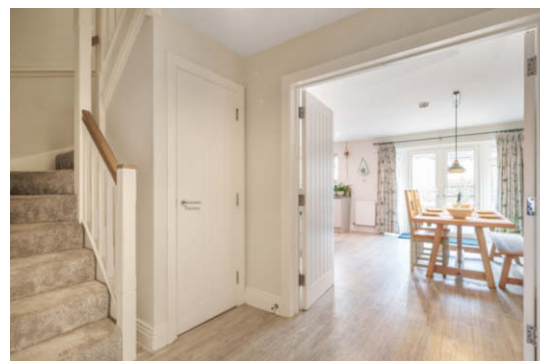
Situated on the popular Shopwyke Lakes development on the outskirts of Chichester and enjoying an enviable lakeside position on a no through road, lies this impressive detached house.

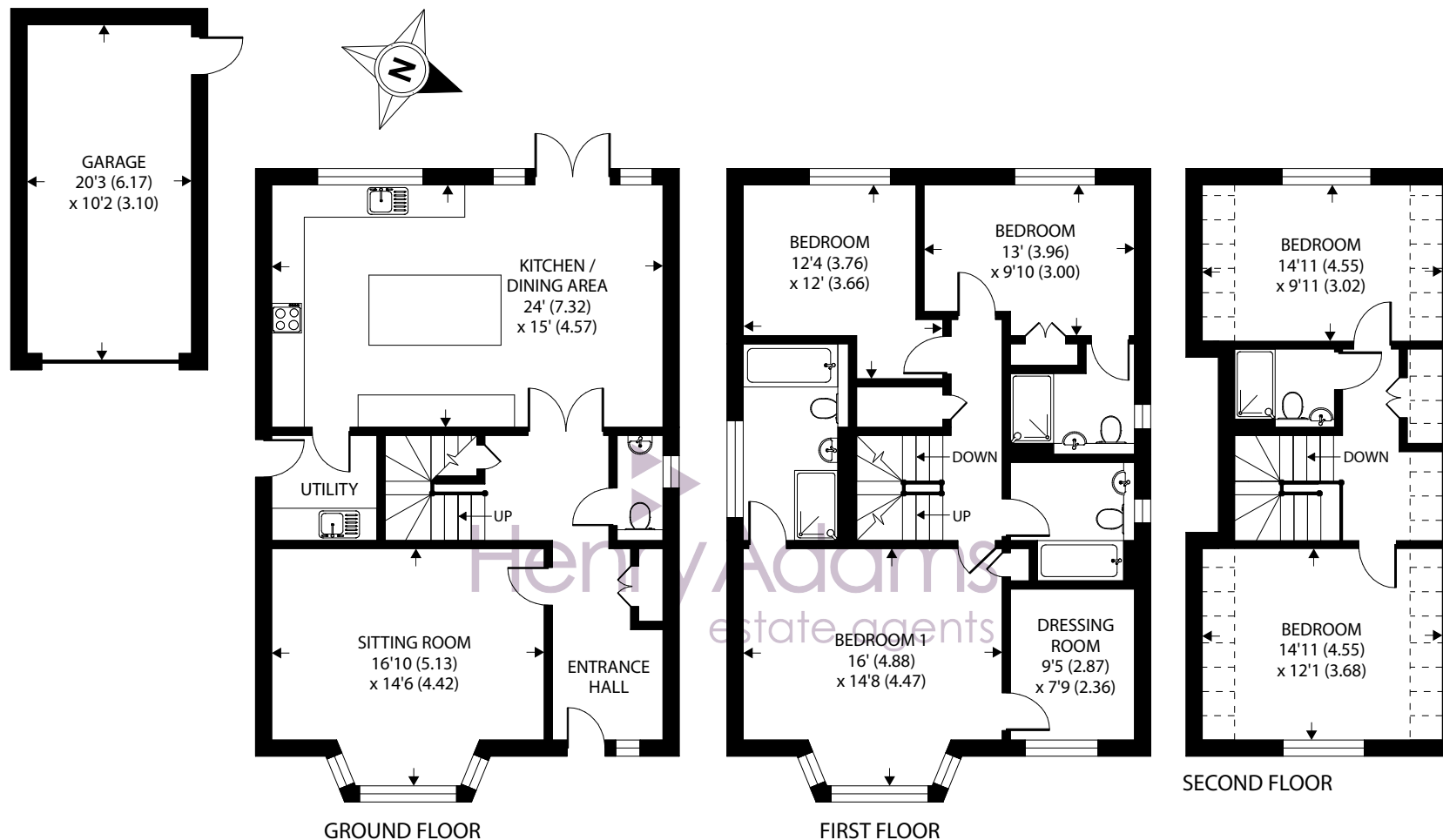
The spacious and well-proportioned accommodation is arranged over three floors with a sitting room, large modern kitchen/dining room, utility room and cloakroom on the ground floor. There is access to the driveway from the utility room and garden from the kitchen/diner. The principal suite can be found on the first floor which boasts a large dressing room and en-suite facility with bathroom and separate shower cubicle. A second double bedroom with en-suite facility, further bedroom and bathroom/WC can also be found on the first floor. On the top floor there are two further double bedrooms and a shower room/WC. Delightful views of the lake and beyond towards the South Downs are offered from the top floor.

Outside, to the side of the property is a driveway which provides tandem parking and leads to the garage. In the south west facing rear garden a patio area with pergola adjoins the property with raised flower beds which gives way to lawn and a decked area.

On the development itself there is a large sports field, several children's play areas, two lakes with lovely walks, a community centre and a local coffee and community bike centre. Estate Charge - TBC

Chichester District Council - 24/25 Tax Band G £3,702.72





Approximate Area = 2073 sq ft / 192.6 sq m
 Garage = 206 sq ft / 19.1 sq m
 Limited Use Area = 110 sq ft / 10.2 sq m
 Total = 2389 sq ft / 221.9 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

Situated on eastern side of Chichester with easy access of the A27, the property is one mile distance to Chichester city centre and conveniently located for a footbridge to Portfield retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's and another unlocking walks to Goodwood. The cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby 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 north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. At the end turn right into Longacres Way and first left into Kingfisher Gardens. Bankside is first turning on the left.

