



12 Ferry Drive, Chichester, West Sussex, PO18 8GJ

Guide Price £699,950

 **Henry Adams**
estate agents



12 Ferry Drive

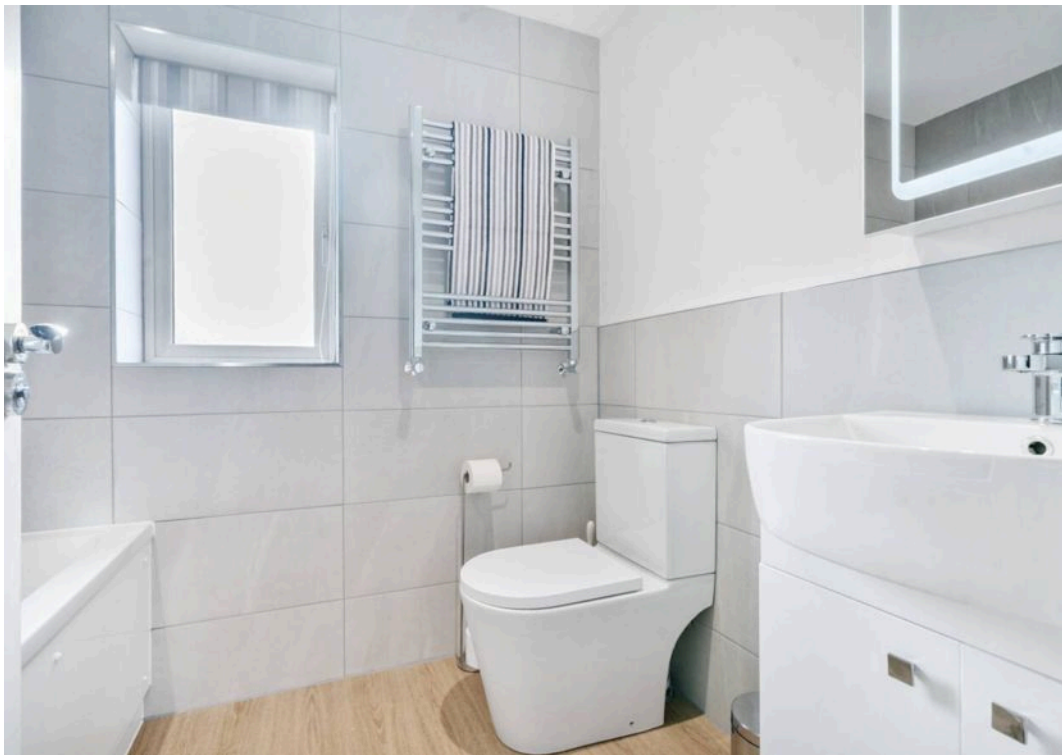
A fabulous detached family house with exceptional presentation

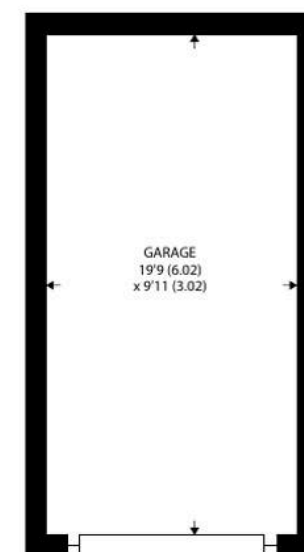
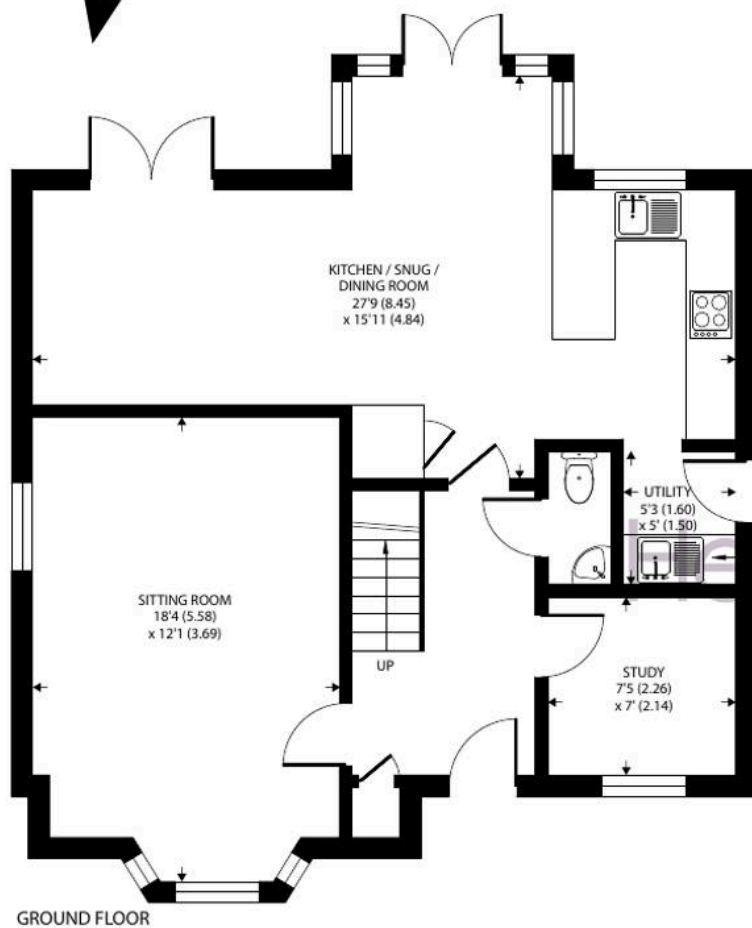
- Stylish contemporary accommodation
- Newly refitted kitchen, utility room and bathrooms
- Bright spacious open plan kitchen/dining room/snug
- En-suite principal bedroom
- Three further bedrooms & bathroom
- South facing rear garden
- Private drive and garage
- Easy access to canal tow path and city centre

Presented in show home order throughout, this impressive four bedroom detached house offers a most desirable combination of traditional Sussex style having classic flint and brick elevations, with the convenience and cost effectiveness of a contemporary modern home.

Built in 2015, the property provides bright spacious accommodation which includes a fabulous newly refitted south facing kitchen/dining room and snug with a large bay window in the dining area with French doors out to the garden from both the dining area and snug. The kitchen is fitted with integrated appliances, stylish sandstone coloured fronted cupboards and Quartz worktops. The ground floor also includes a formal sitting room and a study. There is also a traditional entrance hall, cloakroom and a newly fitted utility room off the kitchen. Upstairs, there are four bedrooms and a family bathroom, the principal bedroom has an en-suite shower room.







Approximate Area = 1392 sq ft / 129.3 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Outside - The front garden has a box hedge with an adjacent private drive to a large single garage with a pitched tiled roof. At the rear the south facing garden has been attractively landscaped with a full width patio, neatly manicured lawn and borders.

Location - Donnington, with its parade of local shops, lies approximately one mile to the south of Chichester city centre. 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 windsurfing 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 - What3words - appear.desire.taking

Chichester District Council - 24/25 Tax Band F £3,151.96 EPC-C

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

