



23 Little Breach, Chichester, PO19 5TY

Guide Price £350,000



## 23 Little Breach, Chichester

A semi-detached house situated in a popular location to the north west of the city.

- Semi-detached house
- In need of modernisation and updating
- Sitting room
- Kitchen/dining room
- Three bedrooms
- Bathroom
- West facing rear garden
- Garage
- Driveway

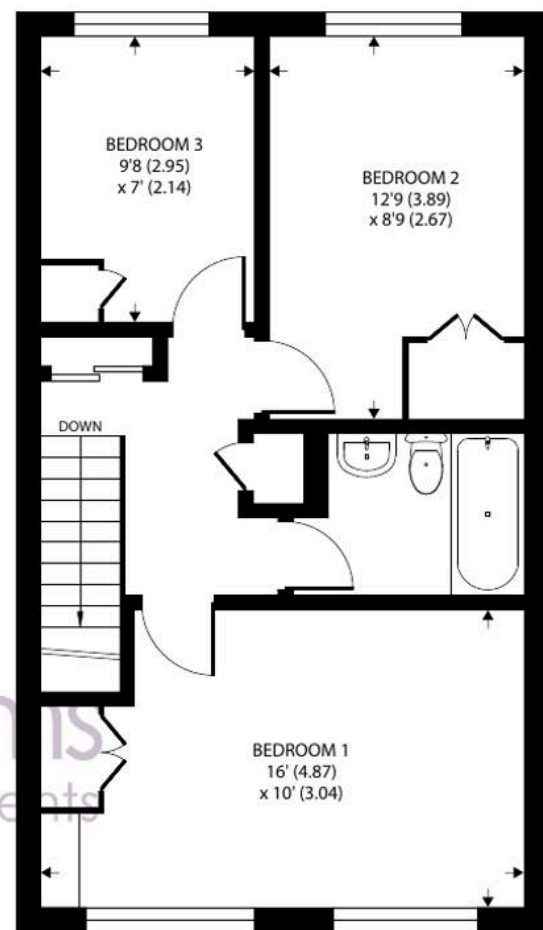
Set in the desirable residential road of Little Breach, this three bedroom semi-detached house has views to the rear across the playing fields of Jessie Younghusband Primary School.

This property presents a fantastic opportunity to modernise and create your perfect home with the potential to update and enhance its existing character. On the ground floor there is a separate living room, cloakroom and a spacious kitchen/dining room. On the first floor there are three bedrooms (two doubles and a versatile single/study) along with a bathroom.

Outside the raised west facing rear garden provides a private outdoor space, while the garage and front parking add to the property's practicality.

Chichester District Council - 25/26 Tax Band D £2,337.06  
EPC-D





Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1182 sq ft / 109.7 sq m

For identification only - Not to scale





**Location** - Little Breach is within easy access to the city centre shopping precinct, renowned Festival Theatre and local primary schools. 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** - From the Northgate circulatory system, proceed north west along St Pauls Road (B2178) signposted to Funtington. After the pedestrian crossing, take the turning on the right into Little Breach and after 0.23 of a mile the property is on the left. what3words - rivers.metals.sleepy

**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](https://henryadams.co.uk)

