



22 Cassia Road, Chichester, PO20 2LG

Guide Price £575,000

 **Henry Adams**
estate agents



22 Cassia Road, Chichester

A charming modern detached house in a pleasant setting.

- Sitting room
- Modern kitchen/dining room
- Cloakroom
- Principal bedroom with en-suite facility
- Three further bedrooms
- Modern bathroom/WC
- Low maintenance garden
- Driveway
- Detached garage

Discover this modern detached home, built by Redrow as part of the sought-after Heritage Collection, offering style, comfort and practicality in equal measure.

The welcoming sitting room boasts an attractive bay window, while the spacious kitchen/dining room opens directly to the garden, perfect for entertaining or family living. A convenient ground floor cloakroom complements the layout.

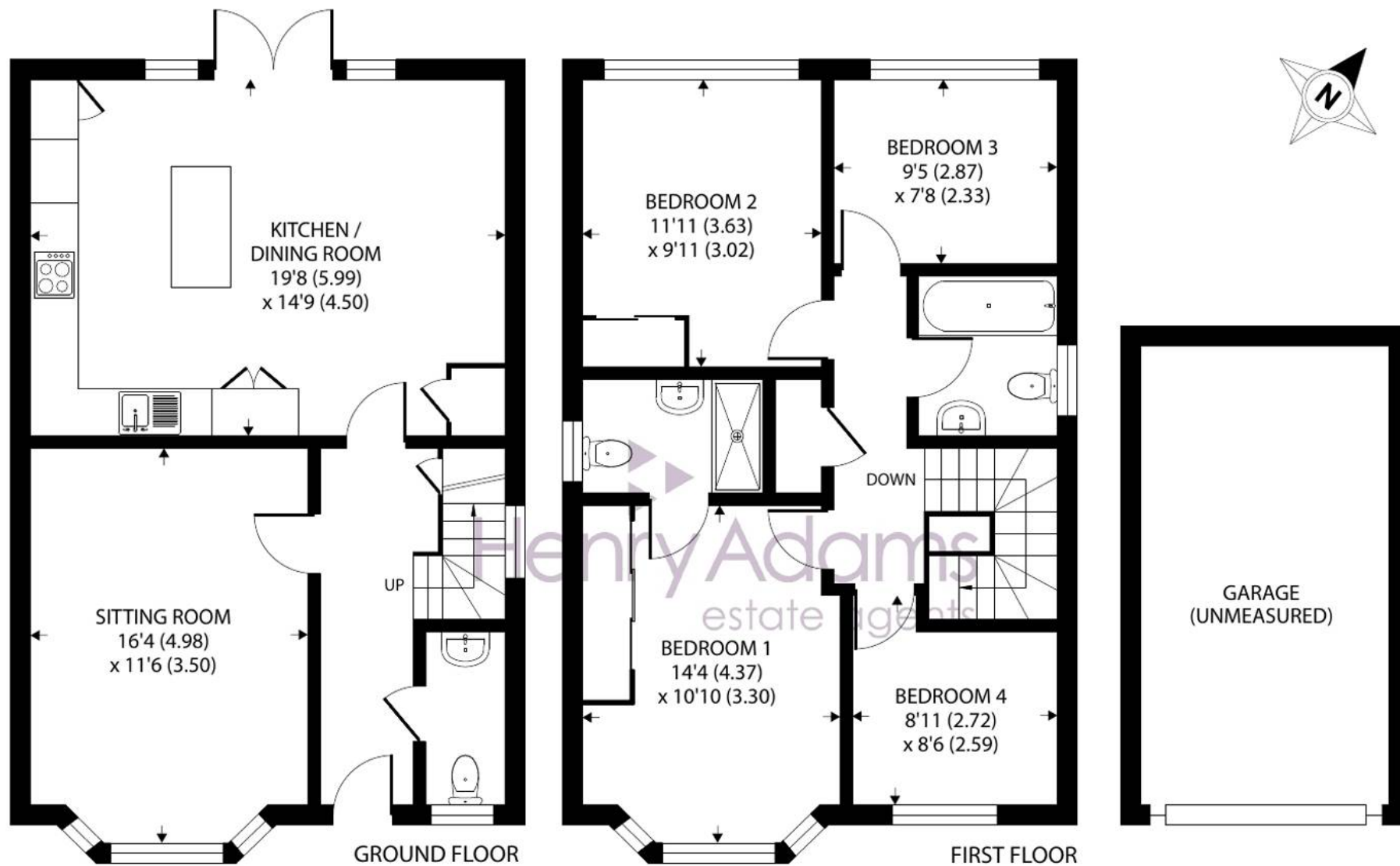
Upstairs, the principal bedroom enjoys its own en suite, alongside three further well-proportioned bedrooms and a sleek modern bathroom.

Outside, the low-maintenance garden provides a private retreat, while the generous driveway offers off-road parking for multiple vehicles which leads to a detached garage. This is a home designed for modern living in a desirable setting.

Estate Charge: TBC







Approximate Area = 1194 sq ft / 111 sq m (excludes garage)

For identification only - Not to scale



Location - The house is approximately one and a half miles from Chichester city centre which provides excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre, cathedral and a mainline station to London Victoria. Goodwood is located to the north and 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 - 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 into Longacres Way and at the end turn right into Shopwhyke Road. Take the first turning on the left into Cassia Road and at the 't' junction turn right and number 22 is on the on the right opposite Fennel Drive.

Chichester District Council - 25/26 Tax Band E £2,855.96 EPC-B

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

