



5 Sandpiper Road, Chichester, PO20 2JN

Guide Price **£275,000**

5 Sandpiper Road, Chichester

A modern mid terrace house offered for sale with vacant possession.

- Popular modern development
- Fitted kitchen
- Sitting room
- Two bedrooms
- Bathroom
- Parking space

Located just east of Chichester city centre, this modern and well-presented two-bedroom home, built and completed in 2020 offers contemporary living with the added benefits of a private parking space, dedicated visitor bay and the remainder of the NHBC warranty.

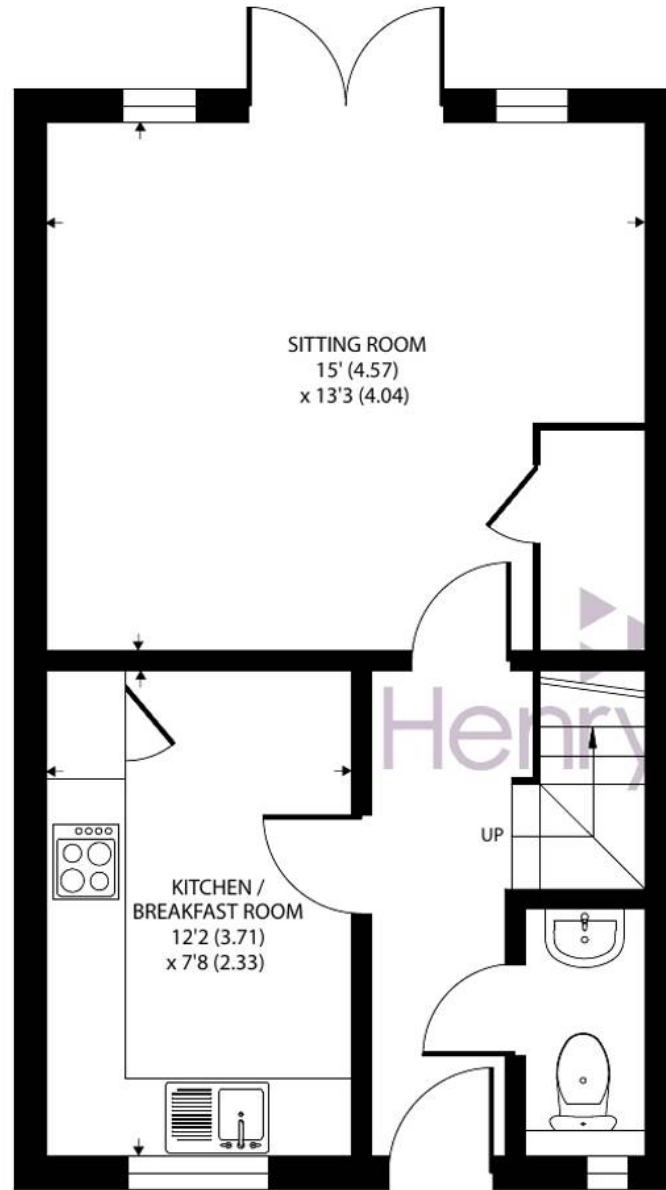
This light and contemporary home offers well-balanced accommodation across two floors. The ground floor features a bright and spacious sitting/dining room with glazed double doors opening onto the sun-drenched rear garden, a modern cloakroom and a well-appointed kitchen overlooking the front of the property. On the first floor are two generously sized bedrooms. The family bathroom comprises a white suite with panelled bath with shower over and glazed screen, wash hand basin and low-level WC.

Outside, the enclosed rear garden has a patio adjoining the rear of the house and the rest of the garden offers scope for landscaping.

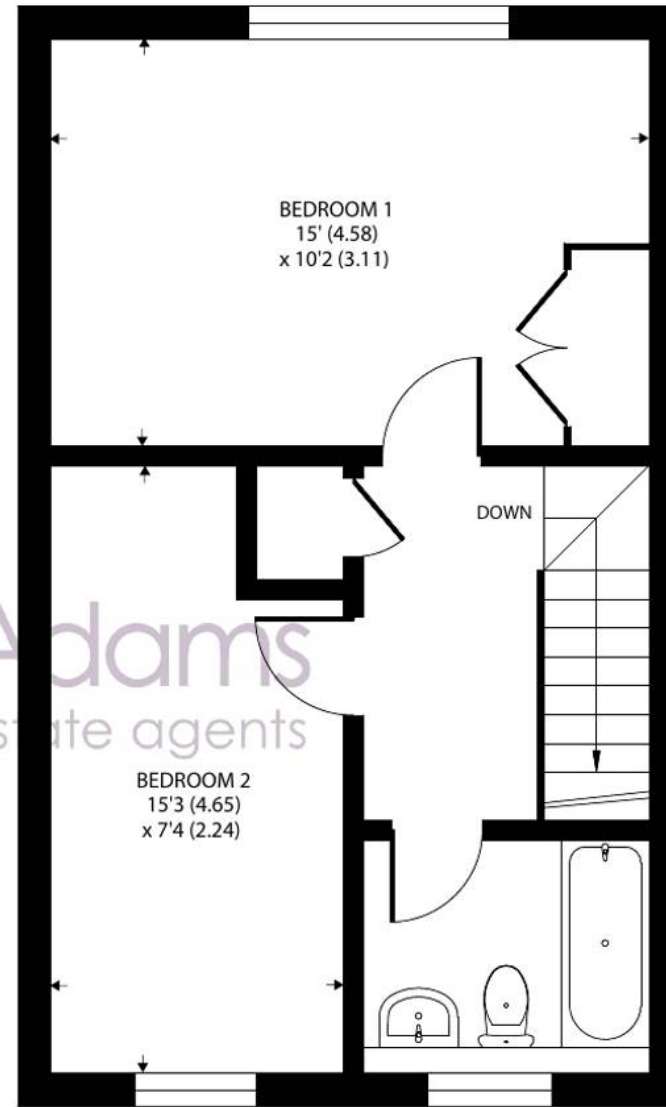
Service Charge - £83.02 pm







GROUND FLOOR



FIRST FLOOR

5 Sandpiper Road, Chichester

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1325397

Location – Situated on eastern side of Chichester with easy access of the A27, the property is approximately one mile distance to Chichester city centre and conveniently located only a quarter of a mile walk from the Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's. 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 . 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 left into Longacres Way after a short distance take the first turning on the left into Grebe Way and then at the junction right into Sandpiper Road. Number 5 is on the right.
what3words – surnames.spite.smoothly

Chichester District Council – Tax Band 25/26 C £2,077.06
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

