



15 Heron Close, Chichester, PO20 2EL

Guide Price £575,000

 **Henry Adams**
estate agents

15 Heron Close, Chichester

Detached house offering practical modern family living.

- Modern development location
- Three dual aspect reception rooms
- Ground floor cloakroom
- Four first floor bedrooms
- En-suite and family bathroom
- Second floor double bedroom with shower room
- South facing garden
- Garage and driveway
- Viewing recommended

Discover the perfect blend of space, style and comfort in this beautifully presented detached home, ideally located on the periphery of a modern development. Designed for contemporary family living, the accommodation is arranged across three spacious floors and boasts a south-facing garden that fills the home with natural light.

Enjoy a dual-aspect sitting room with newly fitted log burner and elegant French doors opening directly to the garden, perfect for entertaining or relaxing. The bright and airy dual-aspect kitchen/dining room features integrated appliances and garden access, complemented by a versatile dual-aspect playroom. A convenient ground floor cloakroom adds to the practical layout.





Upstairs, you'll find four first-floor bedrooms, including one with an en-suite, along with a stylish family bathroom with a double ended bath adding a touch of luxury. The second floor offers a bright double bedroom with views of the Downs and an additional shower room, ideal for guests or older children.

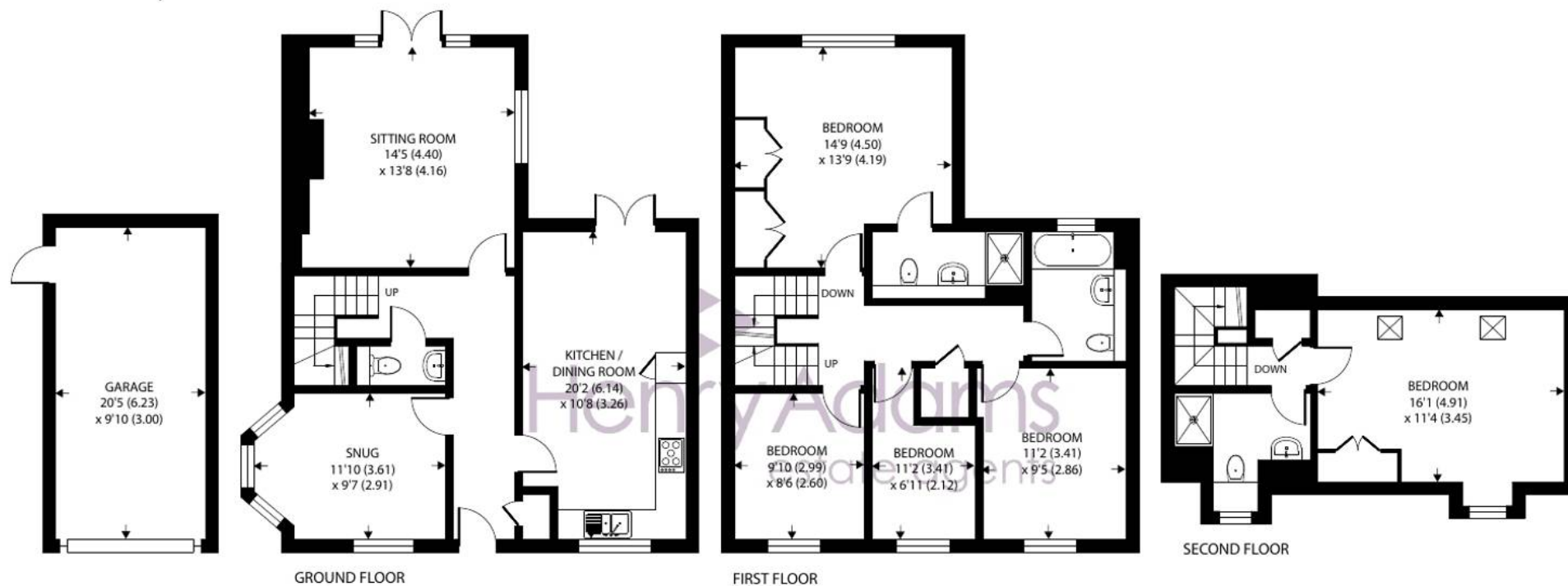
In the garden there is a patio for outside dining, with the remainder of the area laid to grass. The property has an added bonus of acoustic fencing. Complete with a garage and driveway, this exceptional home is a must-see. Viewing highly recommended.

Estate charge: £247 per Annum

Chichester District Council - 25/26 Tax Band F £3,375.24 EPC-B







Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1875 sq ft / 174.1 sq m

For identification only - Not to scale



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 right into Longacres Way and then the second on the left into Heron Close. Number 15 is on the right. what3words - loft.sunbeam.inhales

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://www.henryadams.co.uk)

