



Ottery House, Shopwhyke Road, Chichester, PO20 2AA

Guide Price £445,000

 **Henry Adams**
estate agents



Ottery House, Chichester

- Built in 2011
- Semi-detached
- Deceptively spacious
- Three bedrooms
- Driveway
- Garden
- No chain
- Viewing recommended

Built in 2011, this deceptively spacious semi-detached home (1,419 sqft) offers a modern and well-balanced layout ideal for comfortable everyday living.

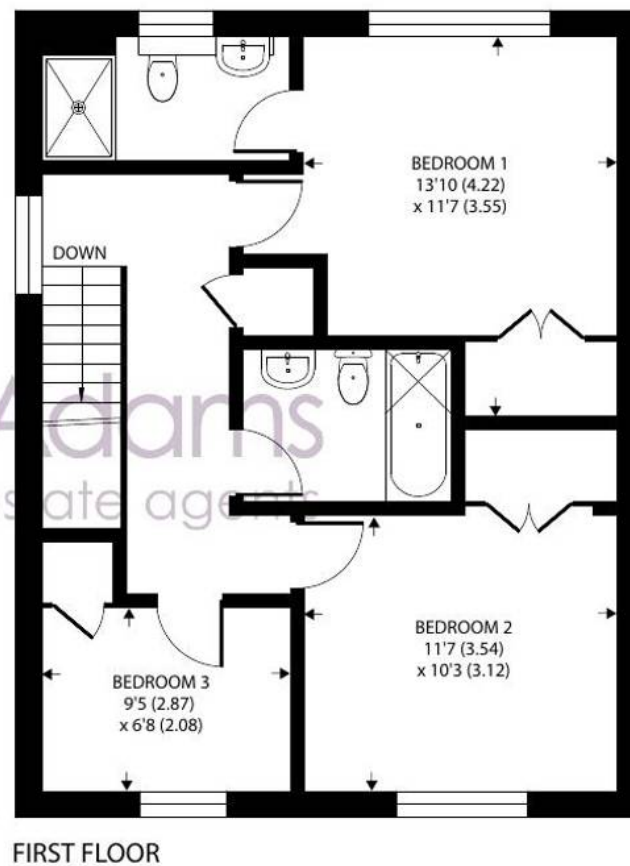
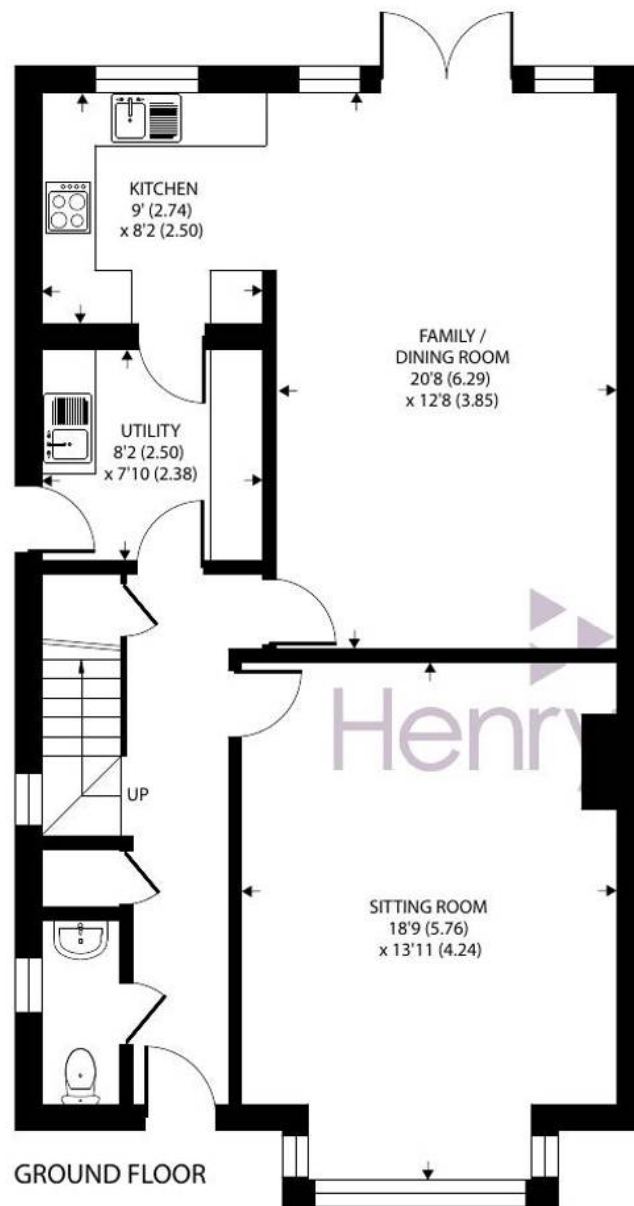
The ground floor benefits from underfloor heating and features a large main reception room alongside an impressive open-plan kitchen/dining/family space, complemented by a generous utility room and cloakroom.

Upstairs, the principal bedroom enjoys its own en-suite, supported by two further bedrooms and a contemporary bathroom.

Outside, the property provides a generous garden with a patio area, off-road parking for a number of vehicles and the convenience of no forward chain. Viewing is strongly recommended.







Approximate Area = 1419 sq ft / 131.8 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 including the Festival of Speed, the Revival and 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 - 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 at the end turn right into Shopwhyke Road. The property is on the right just after the turning left into Cassia Road. What3words - catch.lanes.saints

Chichester District Council - 26/27 Tax Band E £2,989.49 EPC- TBC

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

