



**33 Canal Wharf, Chichester, PO19 8EY**

Guide Price **£645,000**



## 33 Canal Wharf, Chichester

Lovely views and stunning location.

- Secure gated development
- Three/four bedrooms
- Canal views
- Garage with electric door
- Allocated parking
- Close to the city centre
- Close to transport links
- Viewing recommended
- New gas fired boiler fitted Jan 2024

Situated on the banks of the Chichester Canal in a private south-side estate in Chichester, this impressive four-bedroom townhouse was built in 2005 by Seaward Homes and is situated within convenient distance of the city centre and train station.

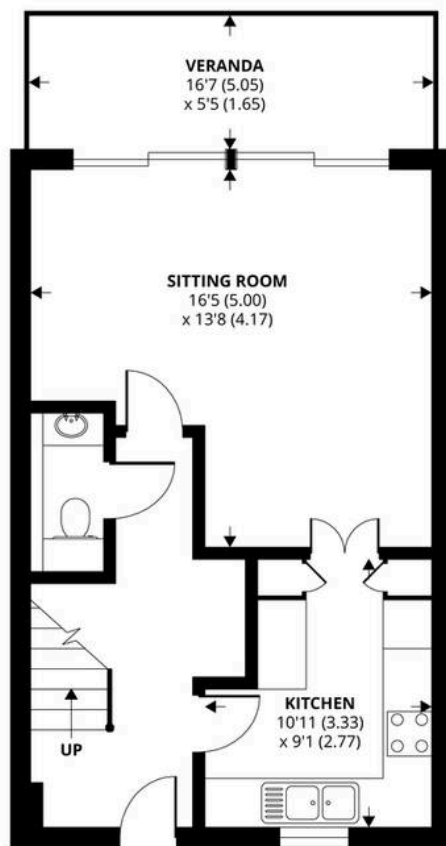
The bright sitting room enjoys stunning canal views through wall-to-wall picture windows with sliding doors opening onto a veranda. The ground floor also offers a stylish kitchen with integrated appliances and granite worktops, plus a cloakroom. The first floor features two bedrooms and a bathroom, with bedroom four fitted as a dressing room to create a luxurious suite. The second floor provides two further bedrooms, including a principal bedroom with en suite.

Accessed via secure gates, the property includes a garage with electric door, allocated parking, and visitor spaces.

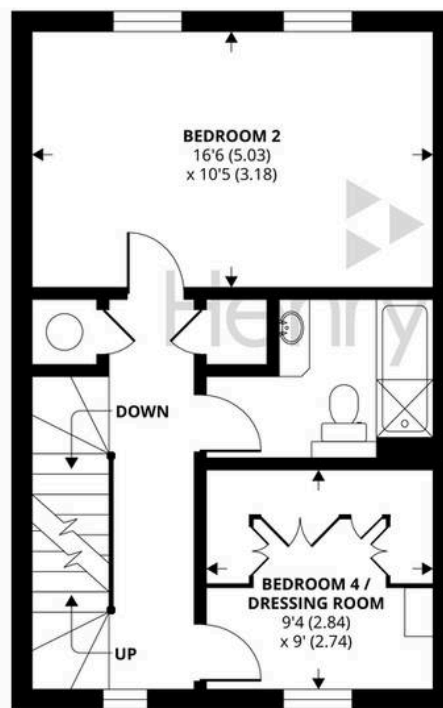
£650 per annum service charge.



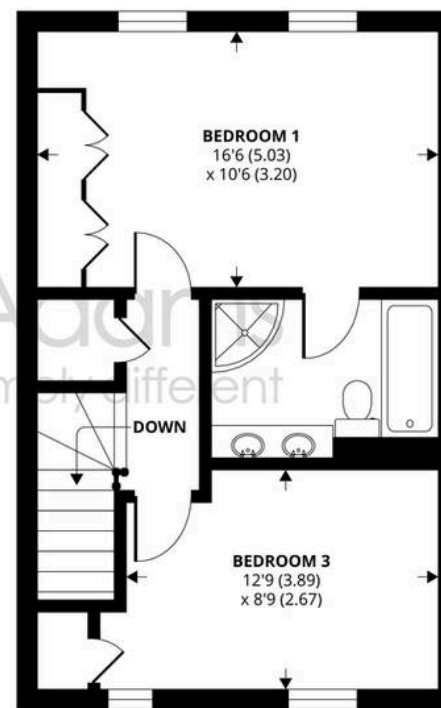




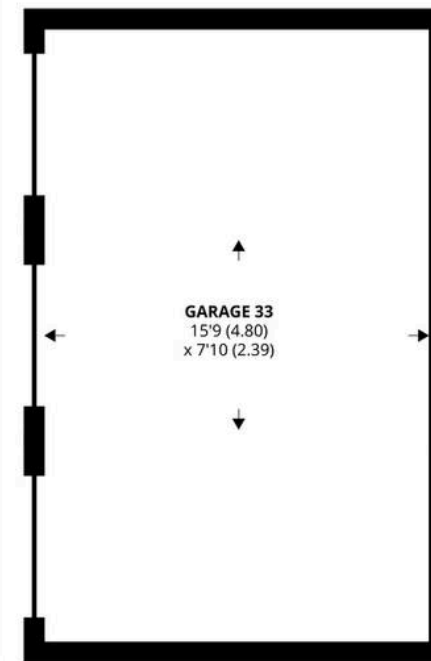
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## 33 Canal Wharf, Chichester

Approximate Area = 1459 sq ft / 135.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n|checon 2021. Produced for Henry Adams. REF: 758949

**Location** - The cathedral city of Chichester offers excellent high street shopping, with many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. The train station is only a 5 minute walk and the city centre is approximately a 10 minute walk. 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 windsurfing 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 Southgate circulatory system, proceed into Basin Road passing the bus station on your right and over the railway crossing. Pass Kingsham Road on your left and then turn left into Canal Wharf. Continue through the private gates, bear right and the property can be found towards the end on the right. What3words - runs.salsa.fault

Chichester District Council - 25/26 Tax Band F £3,375 EPC-C

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

