



**Bell & Blake**  
SALES & LETTINGS

1 Foxglove Way, Chichester, PO20 2NJ,  
Asking Price £575,000

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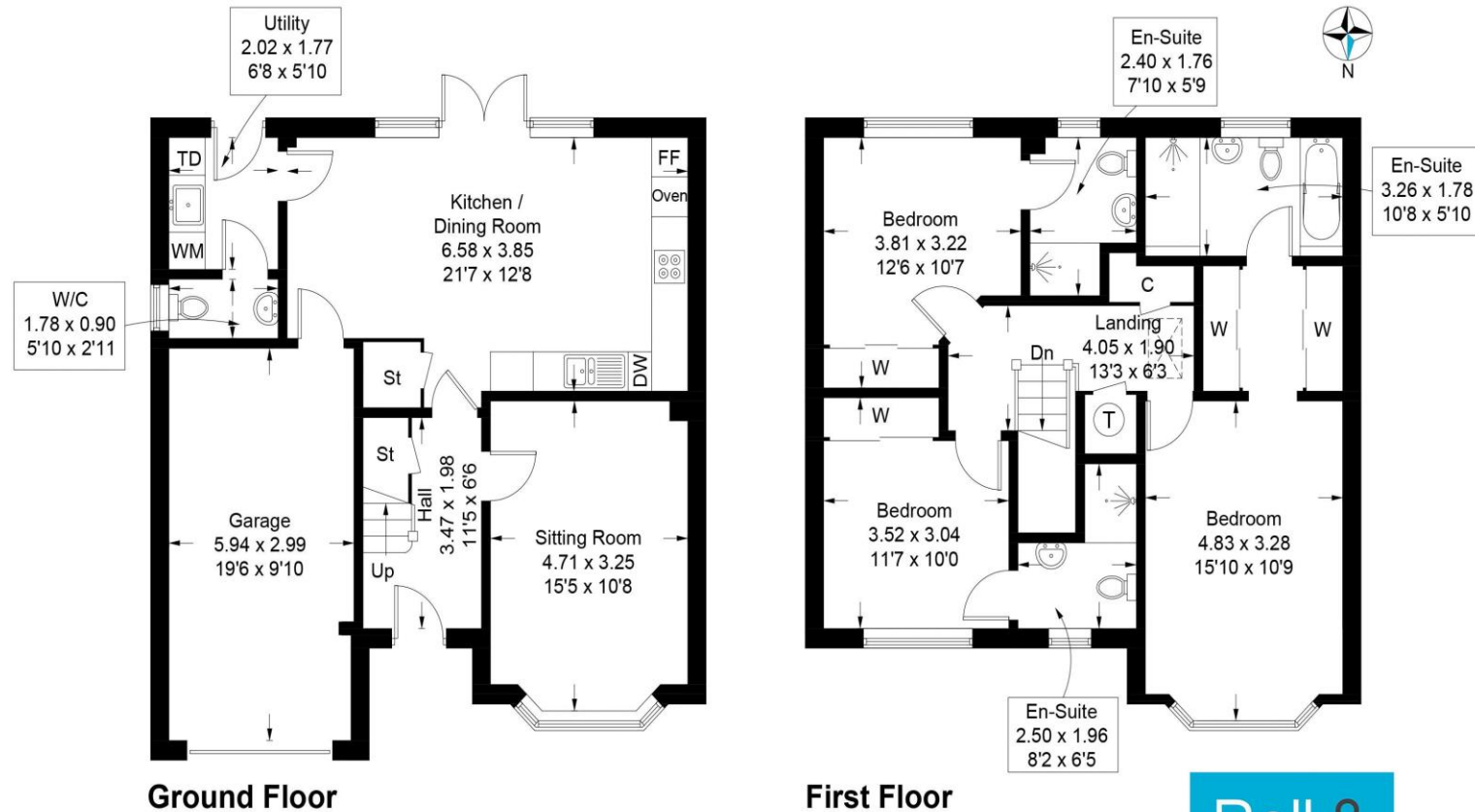
- › Immaculately presented
- › Three double bedrooms with en-suites
- › Large south facing garden
- › Separate utility room
- › Driveway parking for multiple cars

An IMMACULATELY presented and SUBSTANTIAL THREE BEDROOM DETACHED HOUSE just slightly to the east of Chichester city centre. Completed in 2022 this superb house still benefits from the remainder of the NHBC warranty and is presented in immaculate condition. The property has very well laid out accommodation spread over two floors, the ground floor briefly comprises of a large formal sitting room, separate utility room with access to the garden, downstairs cloakroom and lastly the heart of the home a fantastic kitchen/dining room with access onto the pretty rear south facing garden and internal access to the garage. On the first floor there is a stunningly large master-bedroom with walk-through wardrobe and en-suite bathroom room with large shower and a further two double bedroom with ensuites and built in wardrobes. To the front of the property is a garage with driveway and two allocated parking spaces. The rear garden enjoys a south facing aspect and has a patio area perfect for outside dining. Internal viewing highly recommended to appreciate the wonderful space and layout on offer.

Council Tax Band: F



# Foxglove Way



**Ground Floor**

**First Floor**

Approximate Gross Internal Area (Including Garage)

Ground Floor = 72.8 sq m / 784 sq ft

First Floor = 67.8 sq m / 730 sq ft

Total = 140.6 sq m / 1514 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501 Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		