



16 Sandpiper Road, Chichester, PO20 2JN

Guide Price **£300,000**

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- Modern end of terrace
- Two double bedrooms
- Two allocated parking spaces
- Rear garden
- Viewing recommended

Built in 2021, this beautifully presented modern end-terrace home is situated on a sought-after residential development and offers stylish, low-maintenance living throughout.

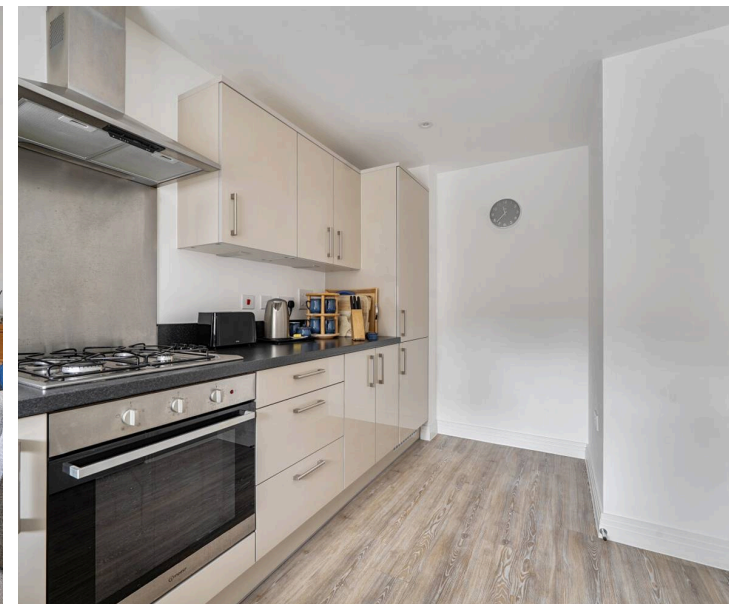
The property features a fitted kitchen with integrated appliances, while the sitting/dining room enjoys double doors opening onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining. The ground floor also benefits from a convenient cloakroom. Upstairs are two generous double bedrooms, both with fitted wardrobes, and a modern family bathroom.

Outside, the attractive rear garden is laid mainly to lawn with a patio seating area and rear access, complemented by two allocated parking spaces.

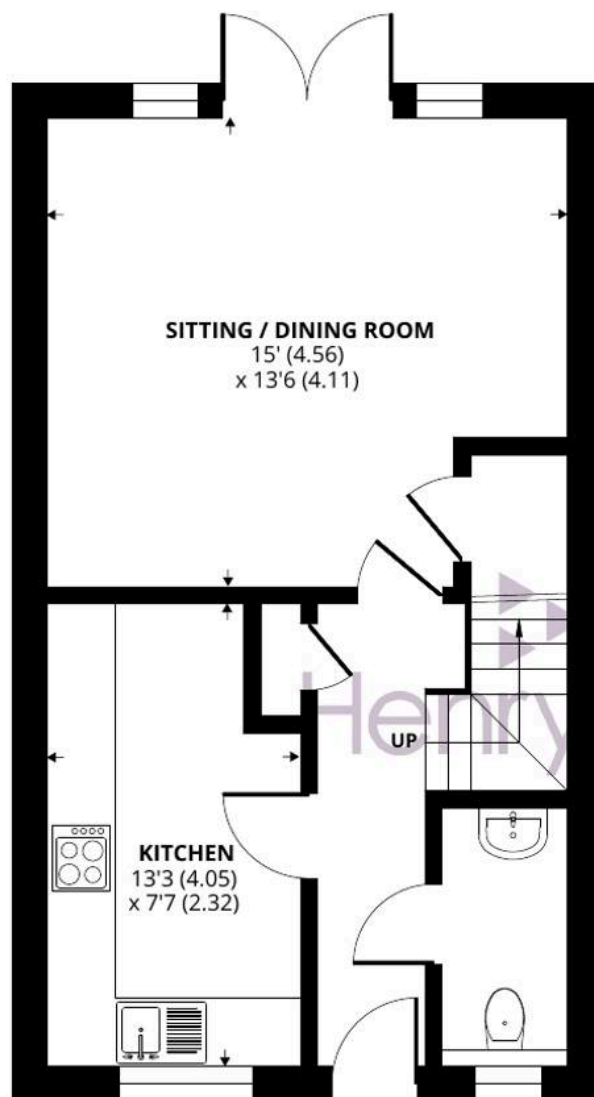
An excellent opportunity for first-time buyers, professionals or investors alike and early viewing is highly recommended.

Estate Charge: Approximately £300 pa

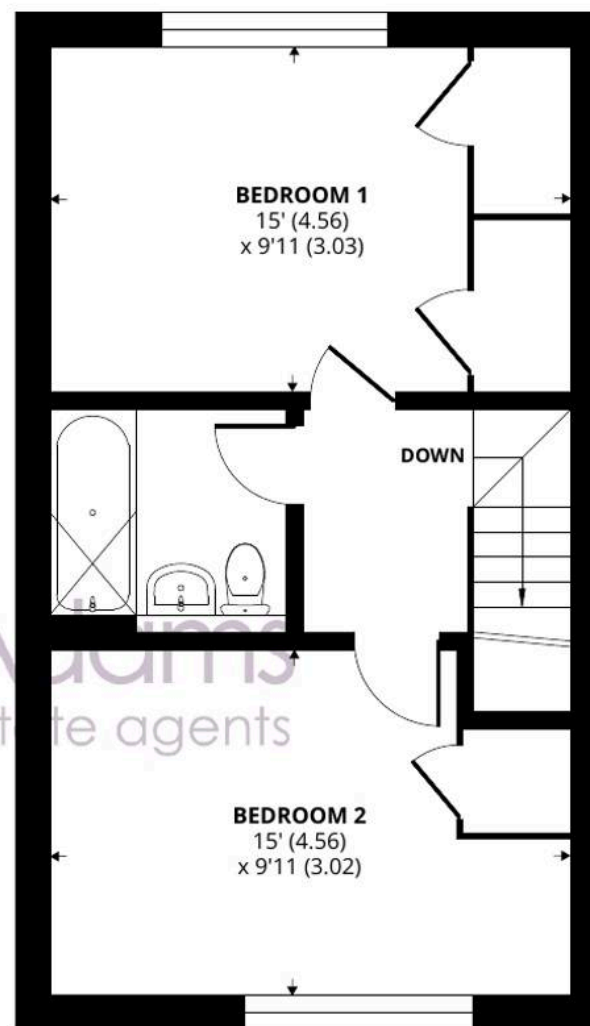
Chichester District Council – 26/27 Tax Band C
£2,174.17 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 816 sq ft / 75.8 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. 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. The property is on the left.
What3words – fees.limelight.outings

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

