



49 Waterside Drive, Chichester, PO19 8PJ

Guide Price **£337,500**

49 Waterside Drive, Chichester

- End of terrace house
- Three/four bedrooms
- Garden
- Cul-de-sac setting
- Driveway
- Vacant possession
- Convenient location

A versatile end-terrace home, ideally positioned in a cul-de-sac and offering flexible accommodation across two floors.

The property features a kitchen, a bright sitting room and a versatile dining room that can also serve as a fourth bedroom or home office, making it ideal for families, home working or guest accommodation. A convenient cloakroom can also be found on the ground floor. Upstairs are three generous double bedrooms and a bathroom/WC.

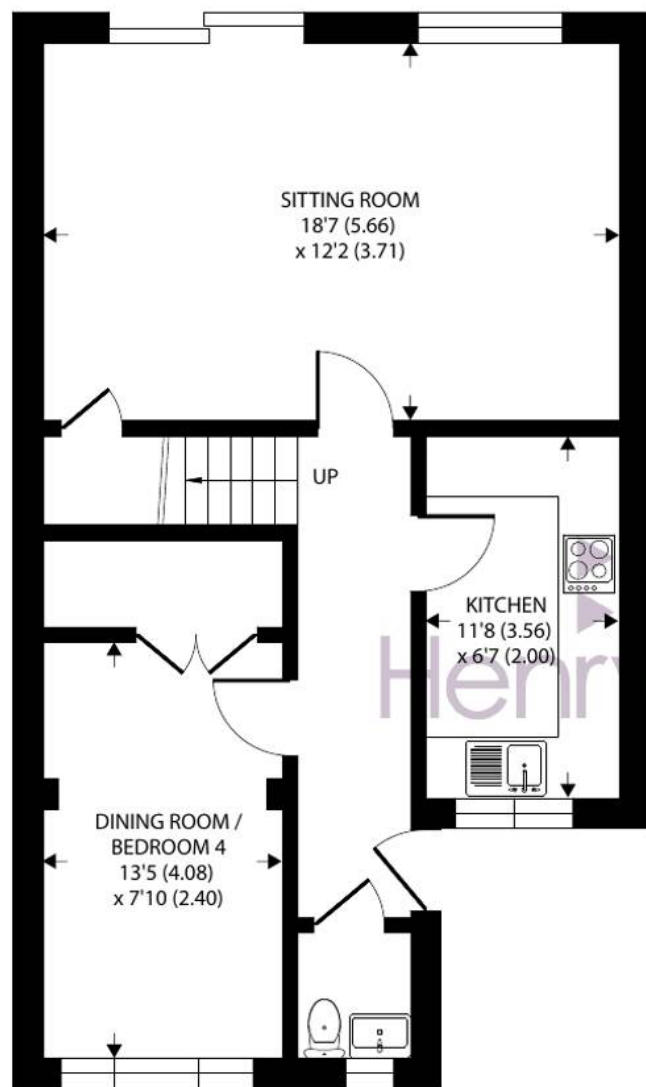
Outside, the west-facing rear garden enjoys rear access and includes a practical shed, while a private driveway provides off-road parking.

Offered with vacant possession, this attractive home presents an excellent opportunity for buyers seeking space, flexibility and convenience in a desirable setting.

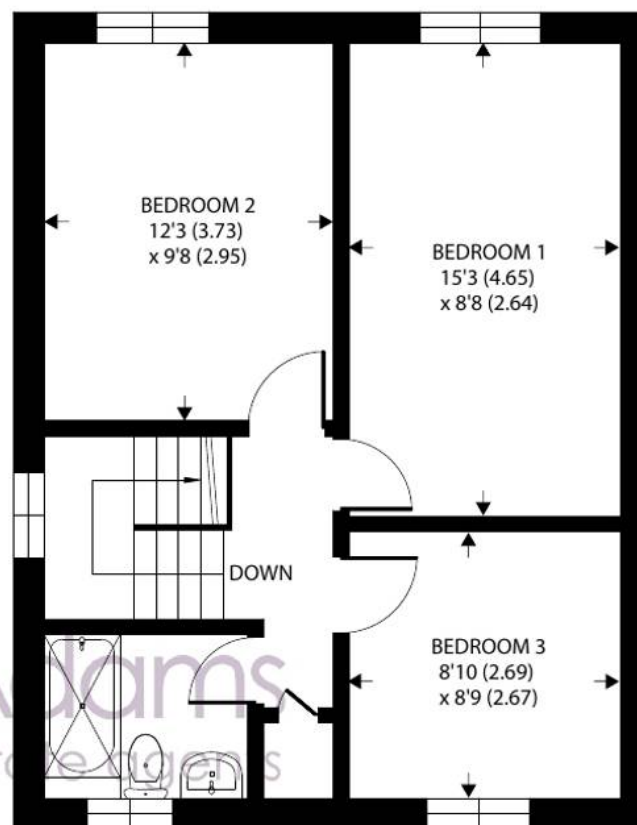
Agents Note: AI has been used to furnish internal shots.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1003 sq ft / 93.1 sq m

For identification only - Not to scale



Location – Situated within the sought-after Donnington area of Chichester there is a parade of shops nearby, including a butcher, a hairdresser and a florist, as well as a Co-op convenience store. The property is approximately half a mile south of the leisure complex/restaurants/cinema, the canal and Chichester's train station with services to London (Victoria) and along the coast. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. 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 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 – From the A27 Stockbridge roundabout, proceed south on the A286 Stockbridge Road (signposted to Witterings). Take the first turning on the left into Grosvenor Road and the first left into Waterside Drive. Proceed along Waterside Drive and number 49 in on the left towards the end. What3words – lives.since.logs

Chichester District Council – 26/27 Tax Band D £2,400.74 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

