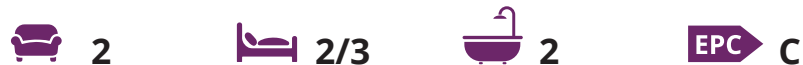






## 17 St Christophers Close, Chichester

A newly refurbished end terraced house in a small private cul-de-sac on the west side of the city.



- ▶ A three storey 1,058 sqft home
- ▶ Gas central heating
- ▶ Family bathroom
- ▶ No onward chain
- ▶ Open plan living space and kitchen with integrated appliances
- ▶ En-suite principal bedroom
- ▶ Two allocated parking spaces

A newly refurbished two/three bedroom end terraced house situated in a small residential cul-de-sac about a mile to the west of Chichester city centre.

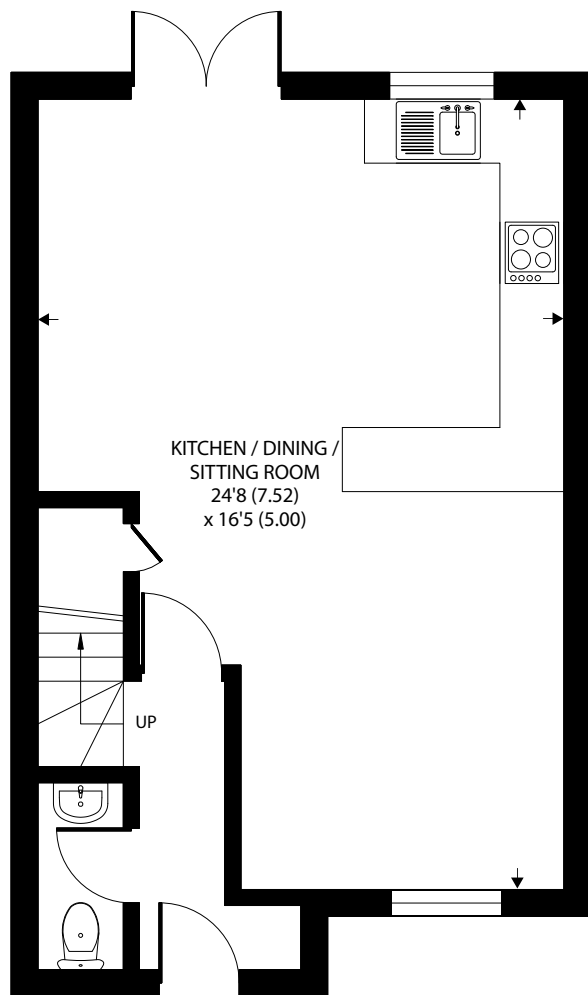
Arranged over three storeys this impressive home includes a traditional entrance hall, cloakroom and a bright dual aspect open plan living room/ kitchen/dining room. The dining area has French doors leading out to the rear garden. The kitchen is fitted out in a range of stylish white fronted units with integrated appliances and has a contrasting warm mushroom coloured back wall. Appliances include an electric oven, ceramic hob, dishwasher and washing machine. Space and an electrical point are provided for an upright fridge freezer. On the first floor there are two bedrooms and a bathroom. The principal bedroom has an en-suite shower room. On the second floor there is a spacious room with space either for two single beds or for one bed and a study/sitting area.

There is a gated side path to the rear garden where there is a full width patio giving way to lawn. The property has two allocated parking spaces conveniently situated in front of the house.

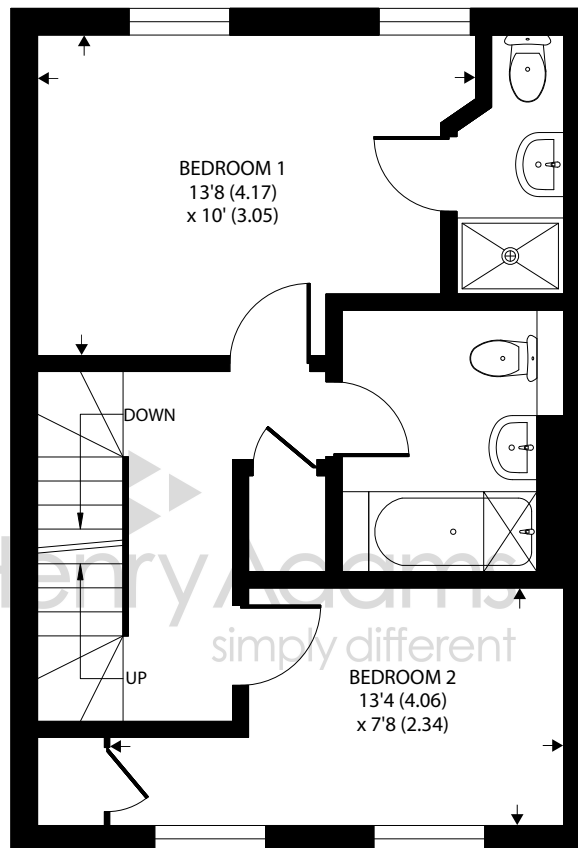
Chichester District Council - 22/23 Tax Band D £2,020.53.

Agents Note: All photographs are taken from Number 14

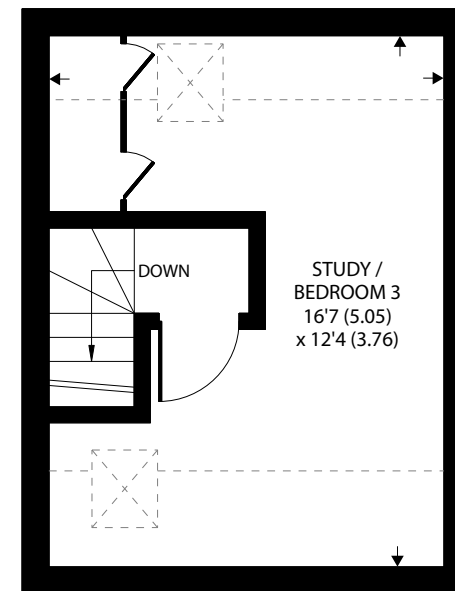
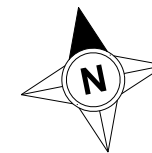




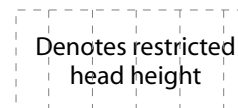
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## 17 St. Christophers Close, Chichester

Approximate Area = 973 sq ft / 90 sq m

Limited Use Area(s) = 62 sq ft / 6 sq m

Total = 1035 sq ft / 96 sq m

For identification only - Not to scale



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.

## Location

The property is about a mile from Chichester train and bus station and the city centre, whilst also being close to the village of Fishbourne, with the convenience of the nearby Tesco supermarket. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days. There are excellent 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 Westgate proceed west out of Chichester. After the second roundabout take the first turning on the right, signposted to Tesco superstore. At the mini roundabout continue straight ahead along Fishbourne Road East and towards the far end turn right into St Christophers Close and number 17 is at the end. <https://w3w.co/delighted.limiting.submits>

