



**9 Rumbolds Close, Chichester, PO19 7UJ**

Guide Price **£450,000**



## 9 Rumbolds Close, Chichester

A contemporary family home in a small cul-de-sac just 15 minutes' walk from the city centre.

- Spacious accommodation
- Arranged over three storeys
- South aspect kitchen/family room
- Formal sitting room
- Sunny south facing rear garden
- Bathroom and shower room
- Convenient location
- Air source heat pump central heating
- Air replacement system

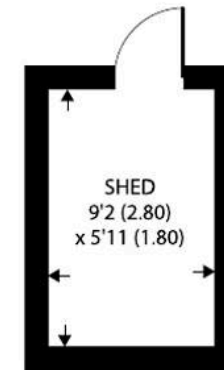
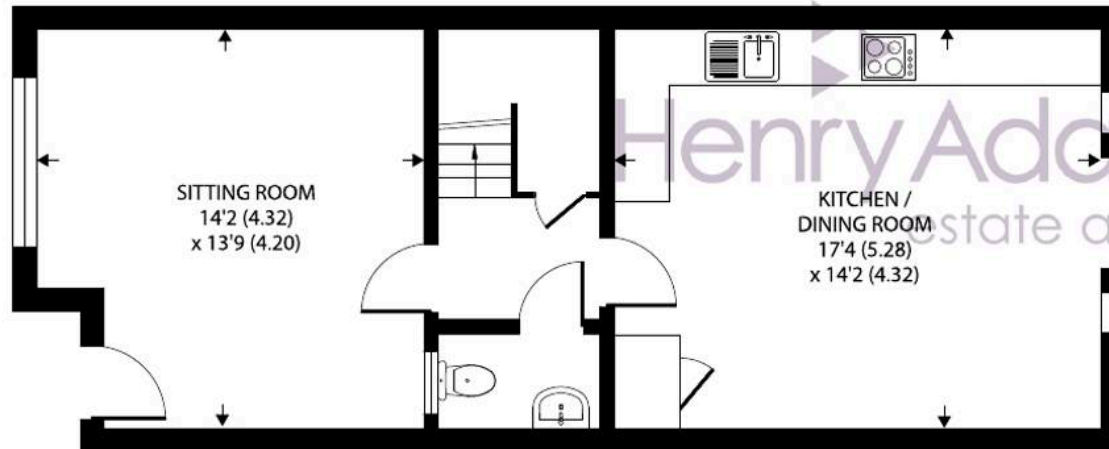
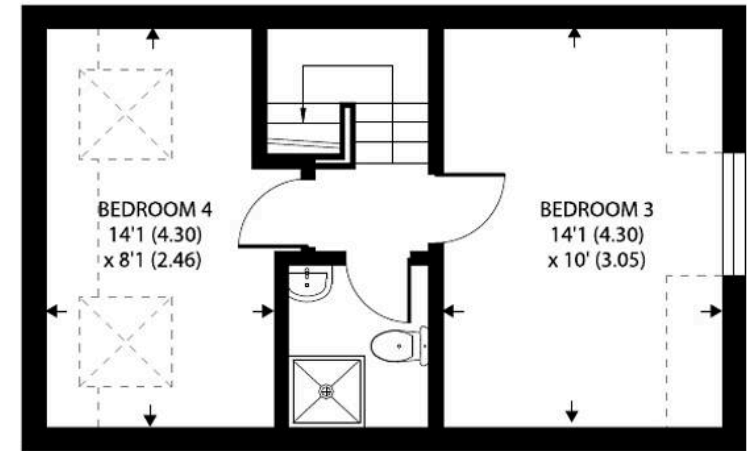
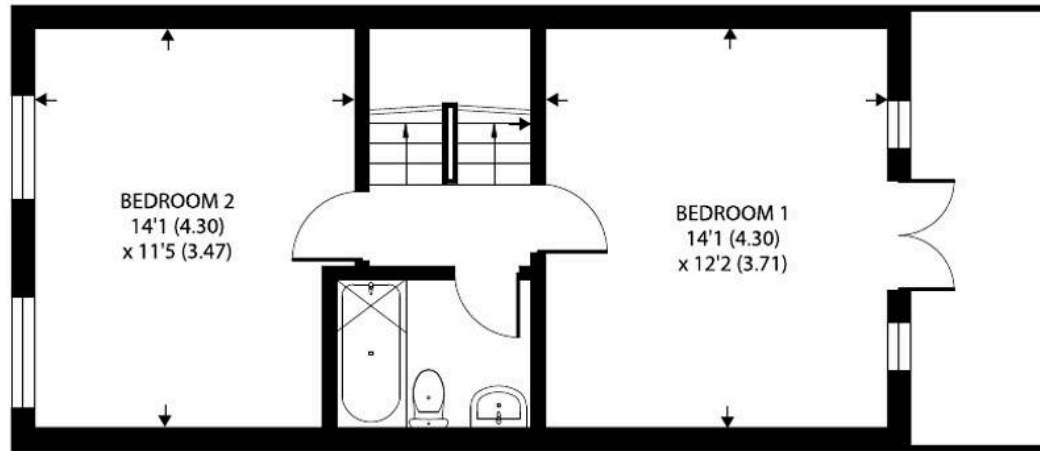
This well-proportioned four-bedroom contemporary town house is located in a small cul-de-sac, just a 15-minute walk from the city centre (as measured on Google Maps). Arranged over three storeys, the property offers stylish and flexible living space, ideal for families or professionals seeking convenience and comfort in a modern setting. The property benefits from an air heat source pump which heats the whole house via under floor heating with a thermostat control on each level.

On the ground floor, the home features a formal sitting room at the front, providing a welcoming space for relaxation or entertaining. An inner hallway leads to a useful cloakroom/WC, while to the rear, a bright and spacious kitchen/family room forms the heart of the home. This open-plan area includes a comprehensive range of floor and wall units, an integrated double oven and ceramic hob and wide French doors that open directly onto the south-facing garden, flooding the room with natural light.









Approximate Area = 1250 sq ft / 116.1 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 1351 sq ft / 125.4 sq m

For identification only - Not to scale





The first floor offers two bedrooms and a modern family bathroom. Bedroom one benefits from French doors opening onto a private balcony, offering a pleasant outdoor space and an additional sense of openness. The top floor provides two further bedrooms, along with a convenient shower room, making it ideal for growing families or visiting guests.

**Outside** – The property has an open-plan frontage that allows off-road parking for two vehicles. The rear garden is south-facing and designed for easy maintenance, laid mainly to patio and featuring a covered area and a useful garden shed at the far end. Beyond the garden lies a railway line, offering a balance of privacy and openness at the rear.

This is a well-designed home in a sought-after location, offering generous living space, practical layout and excellent proximity to the city centre.

Chichester District Council – 25/26 Tax Band D £2,337.06  
EPC–C

**Location** – 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 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** – Proceed east out of Chichester along the Bognor Road and turn right into Whyke Road (B2145). Rumbolds Close is on the left just before the level crossing. Number 9 is on the right. what3words – topped.port.swaps

**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.

