



**33 Limestone Road, Chichester, PO20 2NL**

Guide Price **£365,000**



## 33 Limestone Road, Chichester

An most impressive three bedroom modern home in a cul-de-sac location on the outskirts of Chichester.

- Stylish family home
- Ready to move into
- No onward chain
- South facing kitchen/dining room
- Integrated appliances
- En-suite principal bedroom
- Home EV car charger
- Two parking spaces

Completed in January 2024 and offered with no onward chain, this beautifully presented home is ready to move straight into.

On the ground floor, the welcoming entrance hall leads to a cloakroom, a bright sitting room with a large square bay window and fitted shutters, and a south-facing kitchen/dining room with French doors to the garden. The modern kitchen includes integrated appliances: electric oven, gas hob, cooker hood, dishwasher, washing machine, fridge and freezer.

Upstairs, the principal bedroom boasts an en-suite shower room, while two further bedrooms are served by a stylish family bathroom.

Outside, the property features an open-plan front garden, private driveway with electric vehicle charger (parking for two cars), and a sunny south-facing rear garden with patio, raised beds and low-maintenance imitation lawn.













**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. Take the first turning on the right into Ironstone Way and at the end turn right into Limestone Road and number 33 is on the left.  
what3words – walks.tens.nets

Chichester District Council – Tax Band D £2,336.70 EPC–A

**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](http://henryadams.co.uk)

