



27 Pintail Drive, Chichester

Offers Over £600,000

 Henry Adams
estate agents

27 Pintail Drive, Chichester

**READY TO MOVE INTO - ONE OFF UNIQUE HOME. LAST 4
BEDROOM HOME AT WILLOWMERE WITH ALL FLOORING &
APPLIANCES INCLUDED! - Call 01243 521833.**

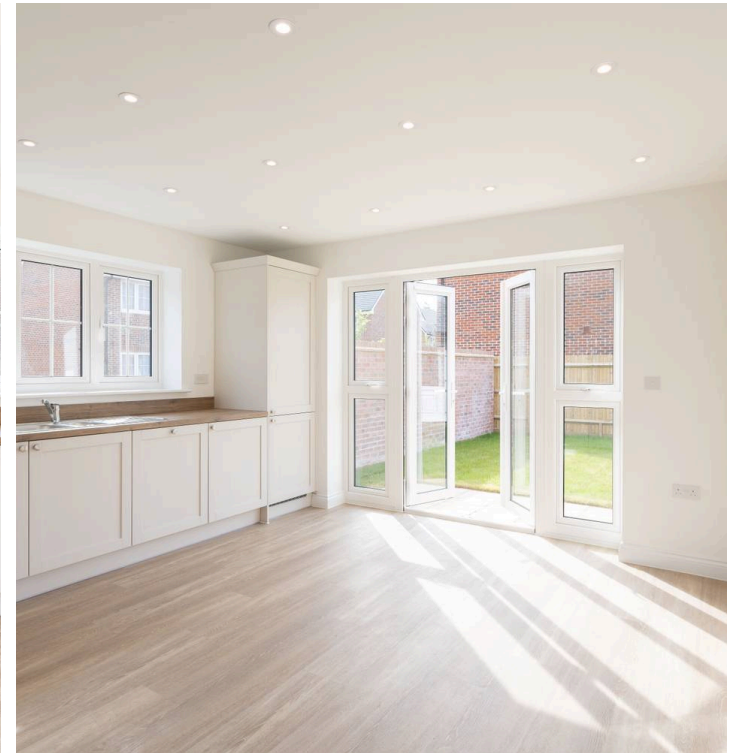
27 Pintail Drive (Plot 1) is an outstanding four-bedroom detached family home, situated in the unique development of Willowmere in Chichester. This stunning property, built by the acclaimed BRICS development team, offers a perfect blend of contemporary design and luxurious finishes, making it an ideal choice for those seeking modern living with high-quality craftsmanship. Spanning 1,652.5 sq ft, this home provides an abundance of space for a growing family, with carefully considered layouts that enhance both functionality and comfort. The ground floor features an inviting, well-proportioned kitchen which includes a very high specification with integrated Bosch appliances and dual-aspect doors that flood the room with natural light and offer seamless access to the private rear garden - perfect for outdoor entertaining. A separate dining room offers a more formal space for meals, while the spacious living room provides a cosy retreat for relaxation.

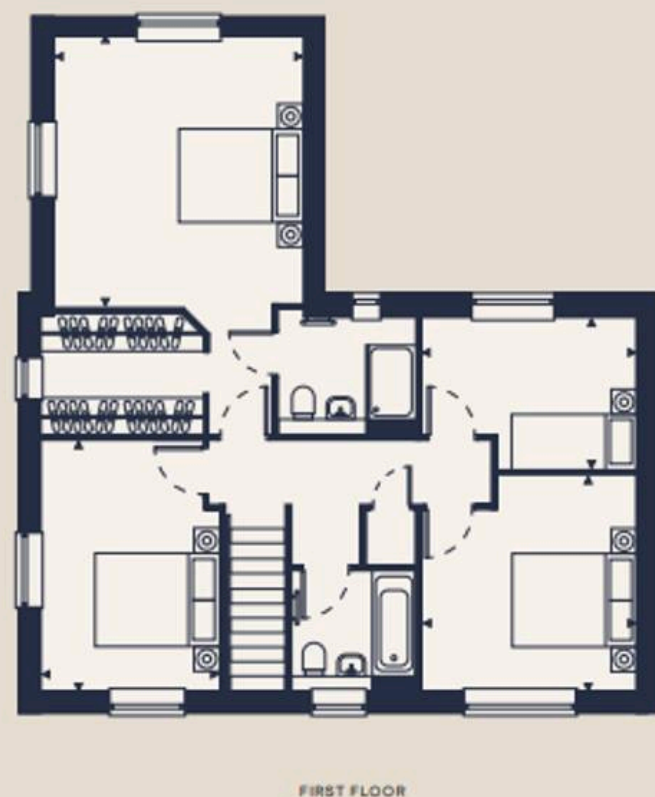
A practical utility room and cloakroom complete the ground floor, making everyday living more convenient and organised. Upstairs, the master bedroom benefits from an en-suite bathroom and walk in wardrobe, while three additional generously sized bedrooms offer plenty of space for family or guests. The family bathroom serves the remaining bedrooms with contemporary fixtures and finishes.

Externally, the property boasts a detached single garage and off-road parking, while the enclosed garden provides a peaceful, private setting. With its superior specifications, attention to detail, and modern design, 27 Pintail Drive offers a truly exceptional living experience. The home is also ready for immediate occupation, providing an excellent opportunity for those looking to move into a beautiful, well-maintained property without delay.

Management charge £213.92 per plot per annum (estimated).

Council Tax band: TBD





27 Pintail Drive

Kitchen	4.1m x 4.4m	13' 4" x 14' 3"	Bedroom 2	2.9m x 4.1m	9' 8" x 13' 4"
Dining Room	2.9m x 4.0m	9' 8" x 13' 3"	Bedroom 3	3.5m x 3.5m	11' 7" x 11' 7"
Living Room	3.9m x 6.1m	12' 10" x 19' 11"	Bedroom 4	3.5m x 2.5m	11' 7" x 8' 2"
Bedroom 1	4.1m x 4.4m	13' 4" x 14' 3"	Internal Area	153.5sqm	1652.5sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 100mm.





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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.