



1 Ambrose Rigge Walk, Chichester, PO19 3ES

Guide Price £365,000



1 Ambrose Rigge Walk

Chichester, Chichester

- Modern semi-detached house
- Open plan ground floor
- Cloakroom
- En-suite shower room/WC
- Bathroom/WC
- Landscaped low maintenance garden
- Two tandem parking spaces
- Viewing recommended

An internal viewing of this beautifully presented semi-detached house is highly recommended. Constructed around four years ago by acclaimed builders Hill Homes, the property offers contemporary living with a bright and spacious ambience.

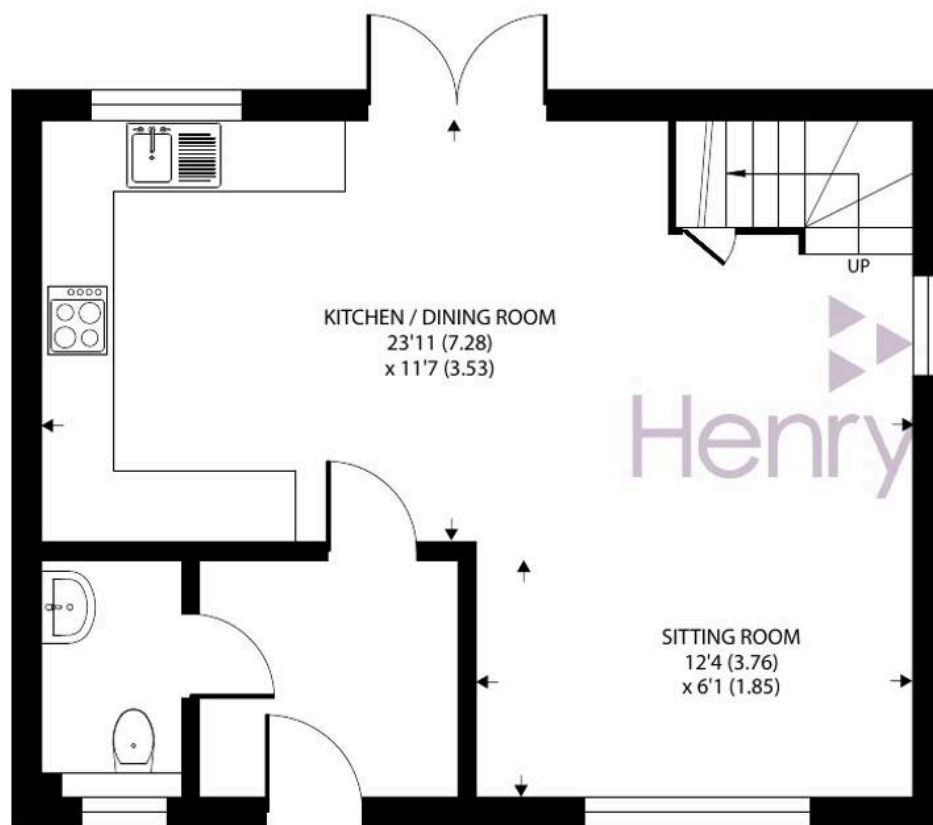
The ground floor is primarily open-plan, comprising a modern kitchen, dining area and sitting room. This space benefits from a triple aspect and opens out to the landscaped rear garden. The sitting area features attractive acoustic panelling. Additionally, a cloakroom is located on the ground floor.

Upstairs, two double bedrooms are situated on the first floor, with the principal bedroom boasting a modern en-suite shower room/WC. Another bathroom/WC is also conveniently located on this floor.

The enclosed rear garden is a notable highlight, designed for low maintenance, entertainment and relaxation. An adjoining patio area leads to an artificial lawn and a flower and shrub bed. Direct access to two allocated tandem parking spaces is provided through a rear gate.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



Location - Located next to Havenstock Park, this property enjoys proximity to the charming Chapel and Pavilion Café. The sought-after Keepers Green development is designed around a beautifully maintained cricket field and offers excellent community amenities, including a nursery, community buildings and multiple playgrounds. Situated on the eastern side of Chichester within reach of supermarkets, hospital, university and access to the A27. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 out of Chichester in an easterly direction. At the mini roundabout with Sainsburys Homebase turn left into Barnfield Drive and follow the road into Kingsmead Avenue and proceed to the end. At the junction turn left into Graylingwell Drive and left again after the recreational park (Graylingwell Drive). Take the first turning on the right into Anna Sewell Way and the first left into Ambrose Rigge Walk. Number 1 is towards the end on the right. what3words - smile.translated.mouth

Chichester District Council - 24/25 Tax Band D £2,225.10 EPC- B

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](https://www.henryadams.co.uk)

