



28 Duncan Road, Chichester, PO19 3NG

Guide Price £375,000

 **Henry Adams**
estate agents

28 Duncan Road, Chichester

A bright and spacious end of terrace house in a popular and convenient location.

- 880 sqft end terraced house
- Two reception rooms
- Three bedrooms
- Large south facing rear garden
- Off-road parking for two cars
- Handy for local shopping parade and primary schools
- No onward chain

This bright and spacious three-bedroom end-terraced house is ideally situated just one mile north-west of the city centre, offering convenience and comfort in a popular residential location.

The property is set behind a half tile-hung front elevation and benefits from a driveway providing off-road parking for two cars, along with side pedestrian access.

Inside, a well-proportioned entrance hall leads to the south-facing sitting room, which enjoys an abundance of natural light and features sliding patio doors opening directly onto the rear garden.





A separate dining room provides additional space for family meals or entertaining, while the fitted kitchen comes complete with an integrated electric cooker, gas hob, cooker hood, fridge and freezer.

Upstairs, there are three good-sized bedrooms and a family bathroom fitted with an electric shower over the bath.

The south-facing rear garden is a particular feature of the property, offering generous patio areas and a lawn, perfect for outdoor living. A brick-built shed provides useful storage.

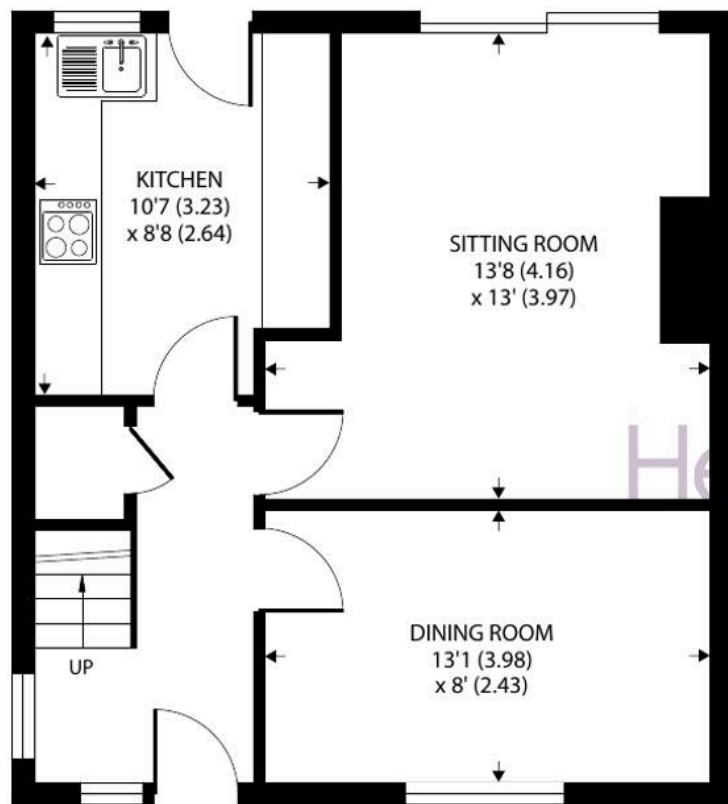
With no onward chain, this home represents an excellent opportunity for buyers seeking space, light, and a well-connected location close to the city centre.

Chichester District Council - 25/26 Tax Band C £2,077.38

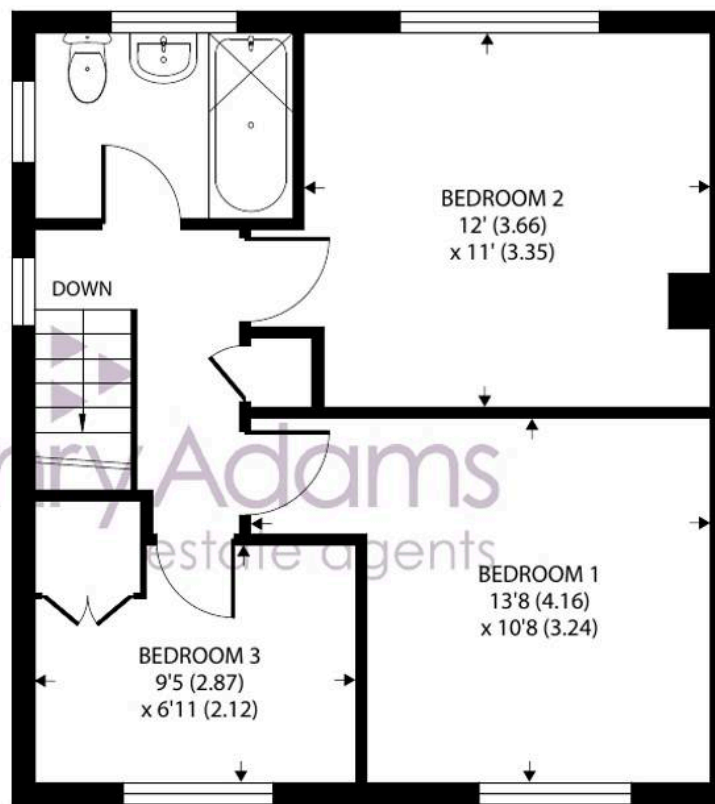
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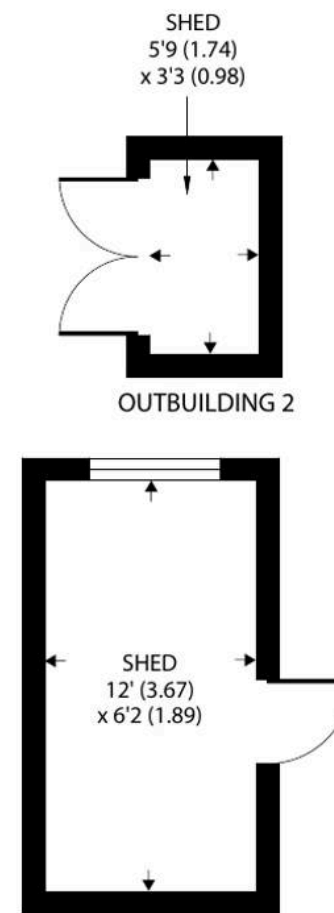




GROUND FLOOR



FIRST FLOOR



Approximate Area = 880 sq ft / 81.7 sq m

Outbuildings = 93 sq ft / 8.6 sq m

Total = 973 sq ft / 90.3 sq m

For identification only - Not to scale



Location - The sought after Parklands area of Chichester is close to countryside and the Centurion Way cycle path, linking West Dean and Chichester. Nearby is a parade of local shops, primary and secondary schools. The city centre 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 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 the Northgate circulatory system, proceed north west along St Pauls Road (B2178). Pass Parklands Road on your left and proceed up the hill and take the next turning on your left into Sherborne Road. Take the second turning on the left into Duncan Road and number 28 is on right after Bell Close. what3words - chop.refers.edit

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

