



8 Bostock Road, Chichester, PO19 6UH

Guide Price £375,000

 **Henry Adams**
estate agents



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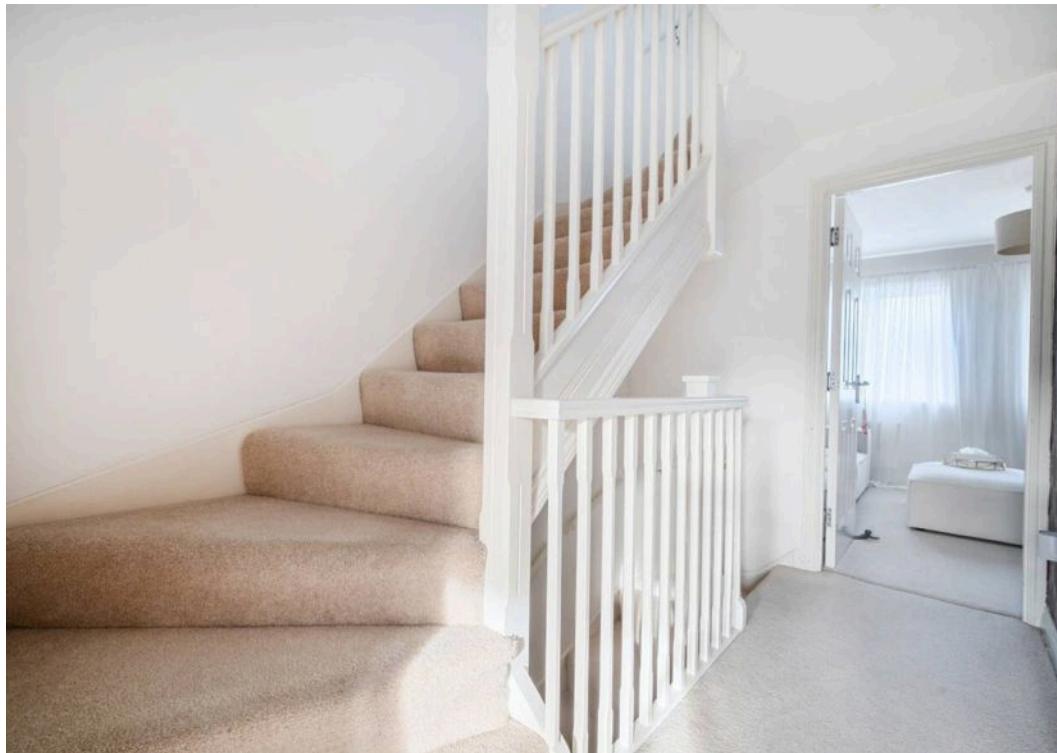
Spacious living over three storeys in a popular setting.

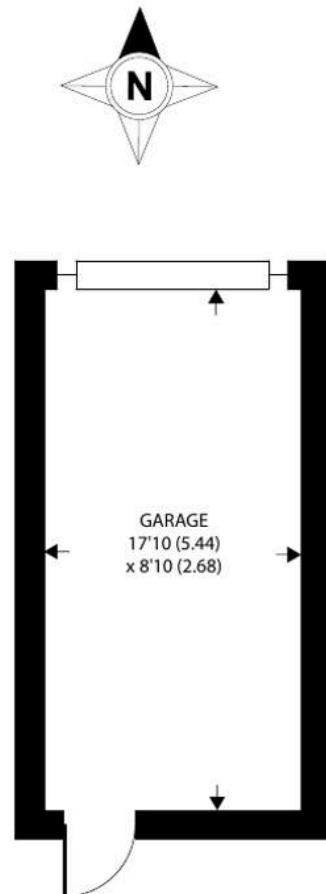
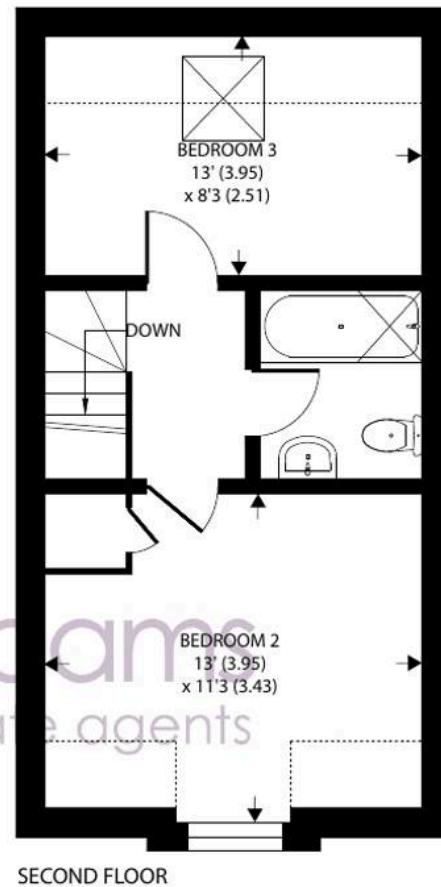
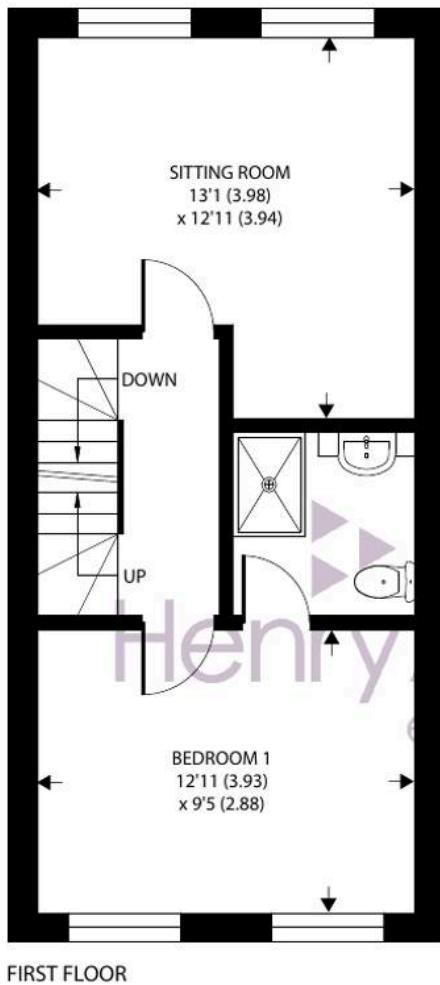
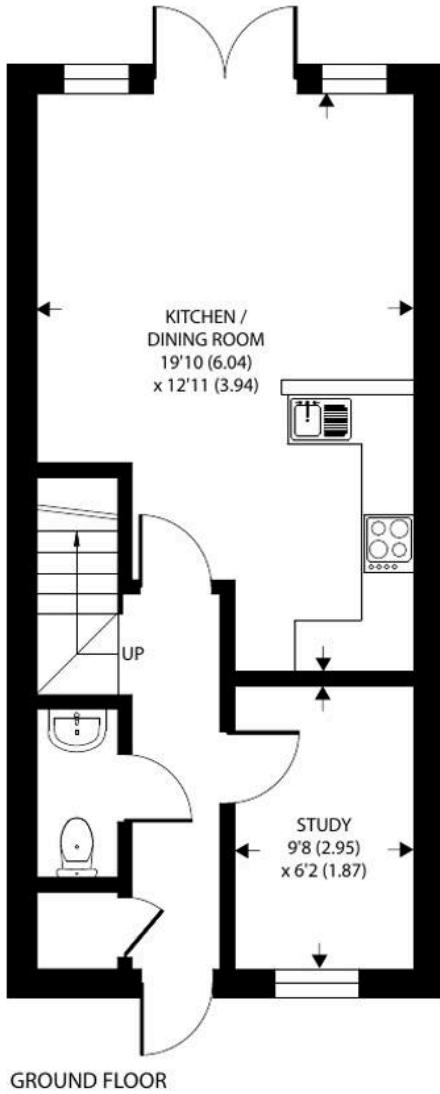
- Town house
- Ground floor study and cloakroom
- Open plan kitchen/dining room
- First floor sitting room and principal bedroom with en-suite shower
- Two further bedrooms and family bathroom
- Small easy to maintain garden
- Garage and parking space
- No onward chain

A well-presented three-bedroom town house, conveniently located approximately one mile walking distance from the city centre and a similar distance from Chichester University campus, making it an ideal family home or buy-to-let investment. The property also benefits from easy access to the A27 and is offered with no onward chain.

Arranged over three storeys, the accommodation comprises an entrance hall, cloakroom and study, along with a spacious open-plan kitchen/dining room. The kitchen is fitted with a range of shaker-style units and includes an integrated fan-assisted oven, gas hob, cooker hood and space and plumbing for a dishwasher and washing machine. French doors from the dining area open onto the rear garden. The first floor offers a comfortable sitting room and the principal bedroom, which benefits from an en-suite shower room. On the second floor are two further bedrooms and a family bathroom.







Denotes restricted
head height

Approximate Area = 1069 sq ft / 99.3 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1276 sq ft / 118.4 sq m

For identification only - Not to scale



Outside - Externally, the property has an open-plan front garden, while the easy-to-maintain rear garden features a paved patio and small lawn, with a door providing access to the rear of the garage. The garage is located in a block to the rear of the property.

Location - Located 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 - Leave Chichester on the A285 Westhampnett Road and at the Sainsburys roundabout take the first exit. At the next roundabout turn left into Barnfield Drive, continue straight over the next roundabout and take the first left into Barnfield Drive. Continue to the end of Barnfield Drive and turn left into Palmers Field Avenue then right into Bostock Road. No 8 is on the right. what3words - [vibrate.toys.horses](https://what3words.com/vibrate.toys.horses)

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-C

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

