



6 Osprey Drive, Chichester, PO20 2JJ

Guide Price £485,000

 Henry Adams  
estate agents

## 6 Osprey Drive, Chichester

An exceptional detached family home, presented in pristine show-home condition throughout, built in 2024 by five-star builders Cala Homes.

- Bright spacious accommodation
- Arranged over three floors
- Fabulous kitchen/family/dining room
- Upgraded kitchen to include quality appliances
- Principal bedroom with walk through dressing room and en-suite shower
- Three further bedrooms, two further bathrooms
- Study
- Private drive and garage
- Lovely garden

The house enjoys fabulous, uninterrupted lakeland views from the sitting room and two bedrooms, creating a truly special setting.

The welcoming entrance hall includes a cloakroom/WC, while the sitting room enjoys the stunning lakeland outlook.

The accommodation is light, spacious, and beautifully appointed. The immaculate open-plan kitchen/family/dining room is a standout feature, fitted with upgraded pastel-grey shaker-style cabinetry and a comprehensive range of integrated appliances, including a double oven, five-burner gas hob, fridge freezer and dishwasher. The dining area boasts a vaulted ceiling with Velux window, dual-aspect glazing and French doors opening directly onto the rear garden, perfect for modern family living and entertaining.





On the first floor, the principal bedroom features a walk-through dressing room and a stylish en-suite shower room. There is a second double bedroom on this level, along with a contemporary family bathroom and a utility room with plumbing for a washing machine.

The second floor provides two further well-proportioned bedrooms and an additional shower room, making this home ideal for families or guests.

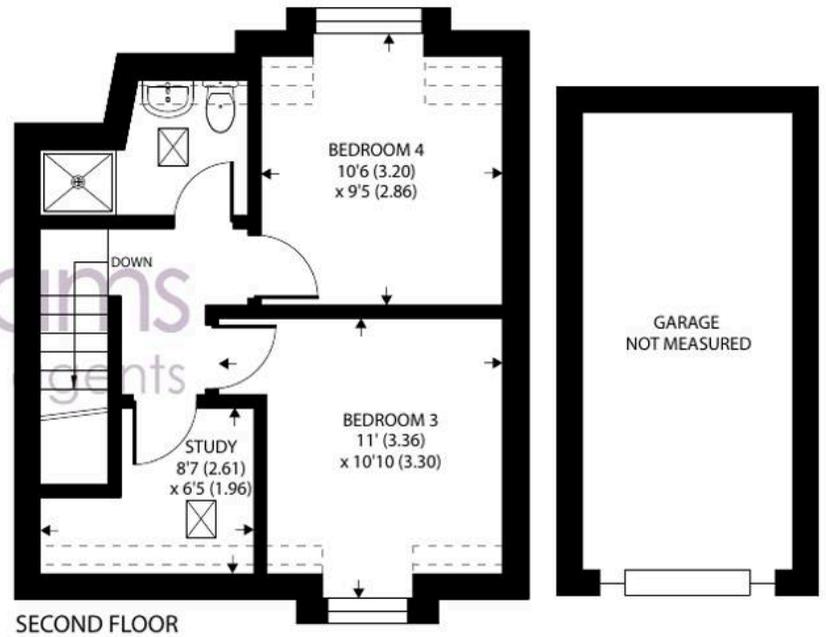
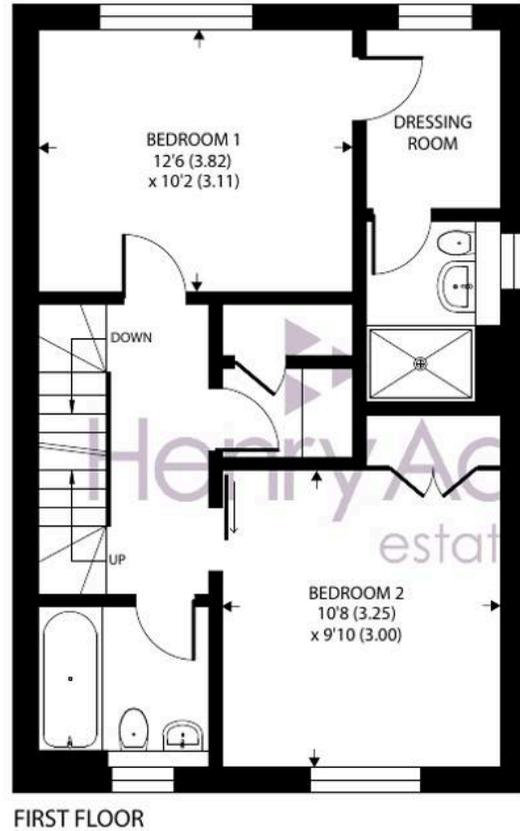
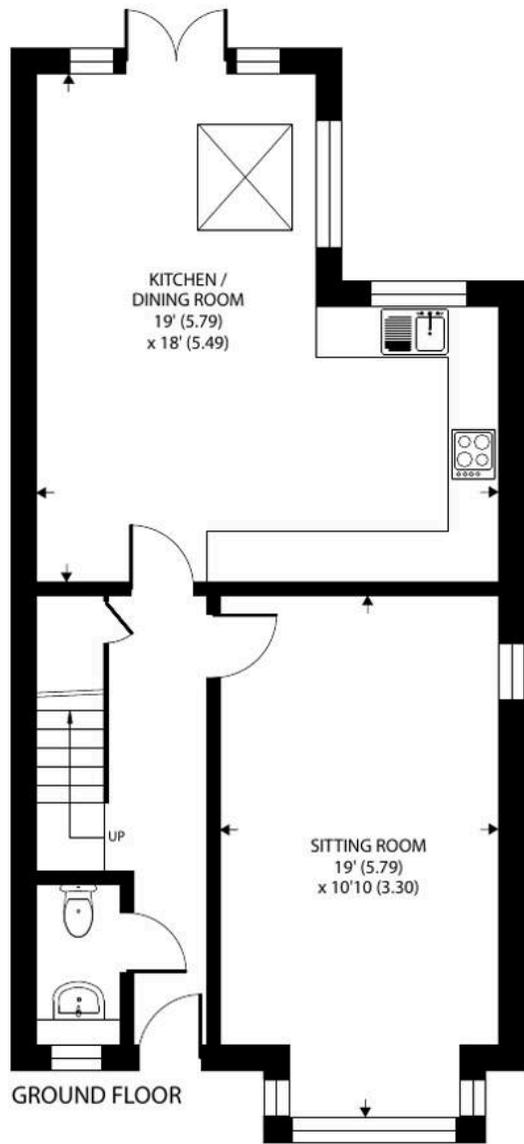
Externally, the property offers an open-plan front garden and a driveway running along the side of the house, leading to a large single garage.

Gated access opens to a beautifully landscaped rear garden, featuring a tiled patio, immaculately maintained lawn and well-stocked flower beds. A further seating area and pergola are located behind the garage, creating a peaceful and private outdoor retreat.

Chichester District Council - Tax Band E £2,855.96 EPC-B







Approximate Area = 1453 sq ft / 134.9 sq m (excludes garage)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 1483 sq ft / 137.6 sq m

For identification only - Not to scale



**Location** - Situated on eastern side of Chichester with easy access of the A27, the property is 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 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** - Take the exit off Portfield roundabout onto the Chichester A27 by-pass (heading west). Take the slip road left onto Shopwhyke estate (Western Road). Turn left onto Longacres Way, then take the second right onto Finch Place. At the end of the road turn left and the property is on the left.  
What3words - reconnect.uncouth.reaction

**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)

