



**8 Tarragon Avenue, Chichester, PO20 2NQ**

Guide Price **£695,000**



## 8 Tarragon Avenue, Chichester

A modern house in a convenient location.

- Redrow built detached house
- Four bedrooms
- En-suite shower room and main bathroom
- Corner plot
- Double garage
- Viewing recommended

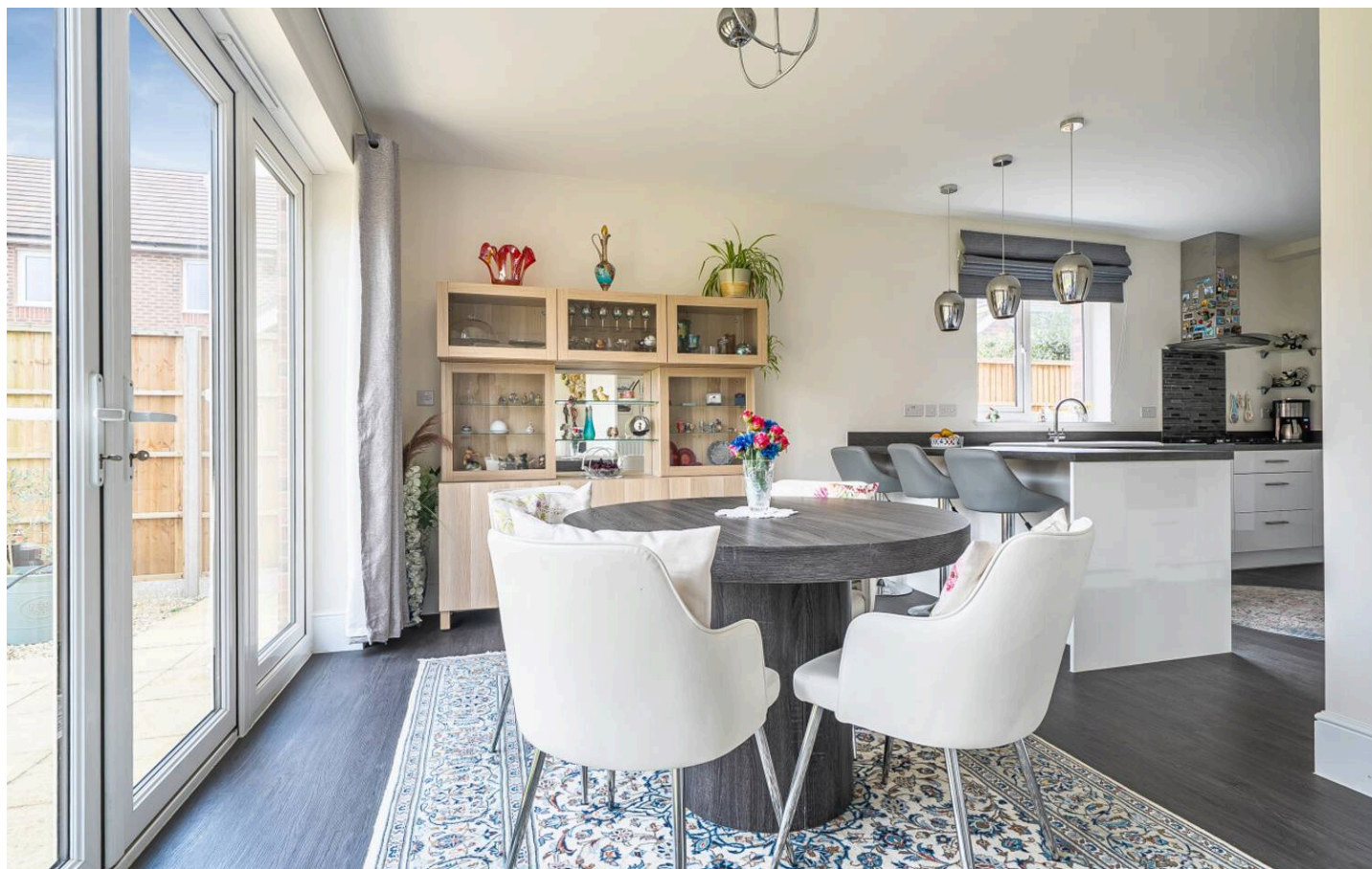
Built in 2022 by the highly regarded national house builder Redrow Homes, as part of the Heritage Collection, this beautifully presented home offers the reassurance of the balance of its NHBC warranty alongside thoughtfully designed, well-proportioned accommodation throughout.

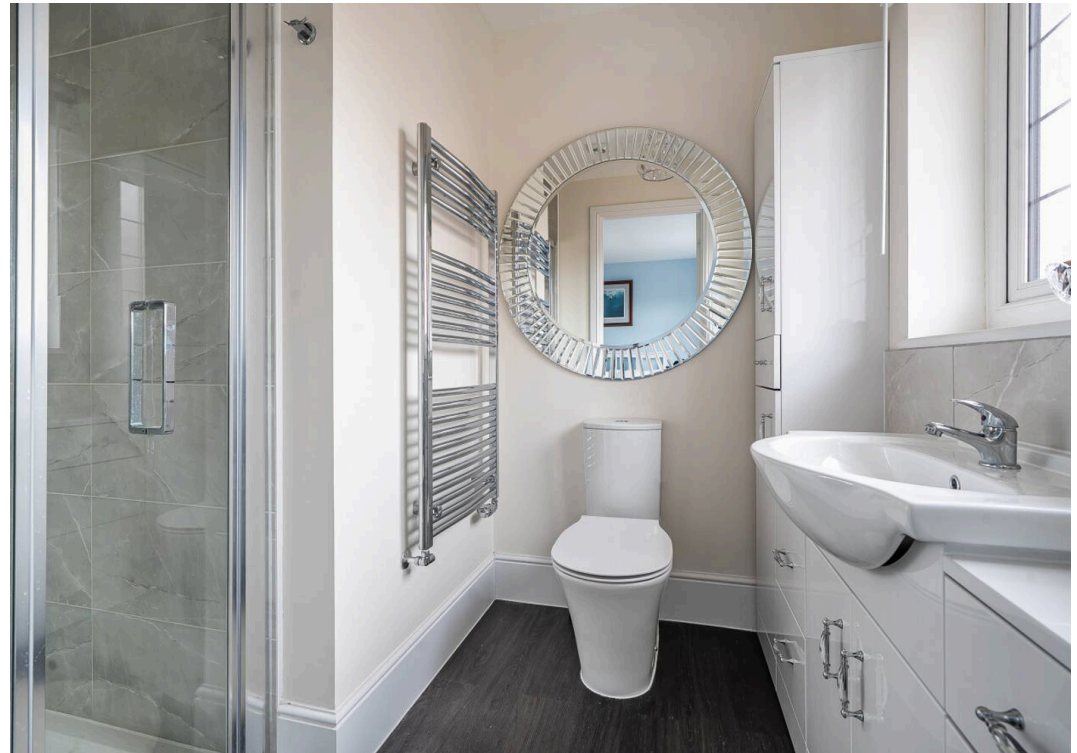
The ground floor features a sitting room with doors leading out the garden, a kitchen and dining room with adjoining utility, a separate study ideal for home working and a cloakroom. Upstairs, the principal bedroom benefits from an en-suite facility, complemented by three further bedrooms, one currently arranged as a dressing room and an upgraded modern family bathroom.

Occupying a desirable corner plot, the property enjoys a larger-than-average garden, a double garage with driveway parking and a dedicated bin store area. Ideally situated within convenient reach of Chichester city centre, this superb home combines modern comfort with practical living. Early viewing is highly recommended.

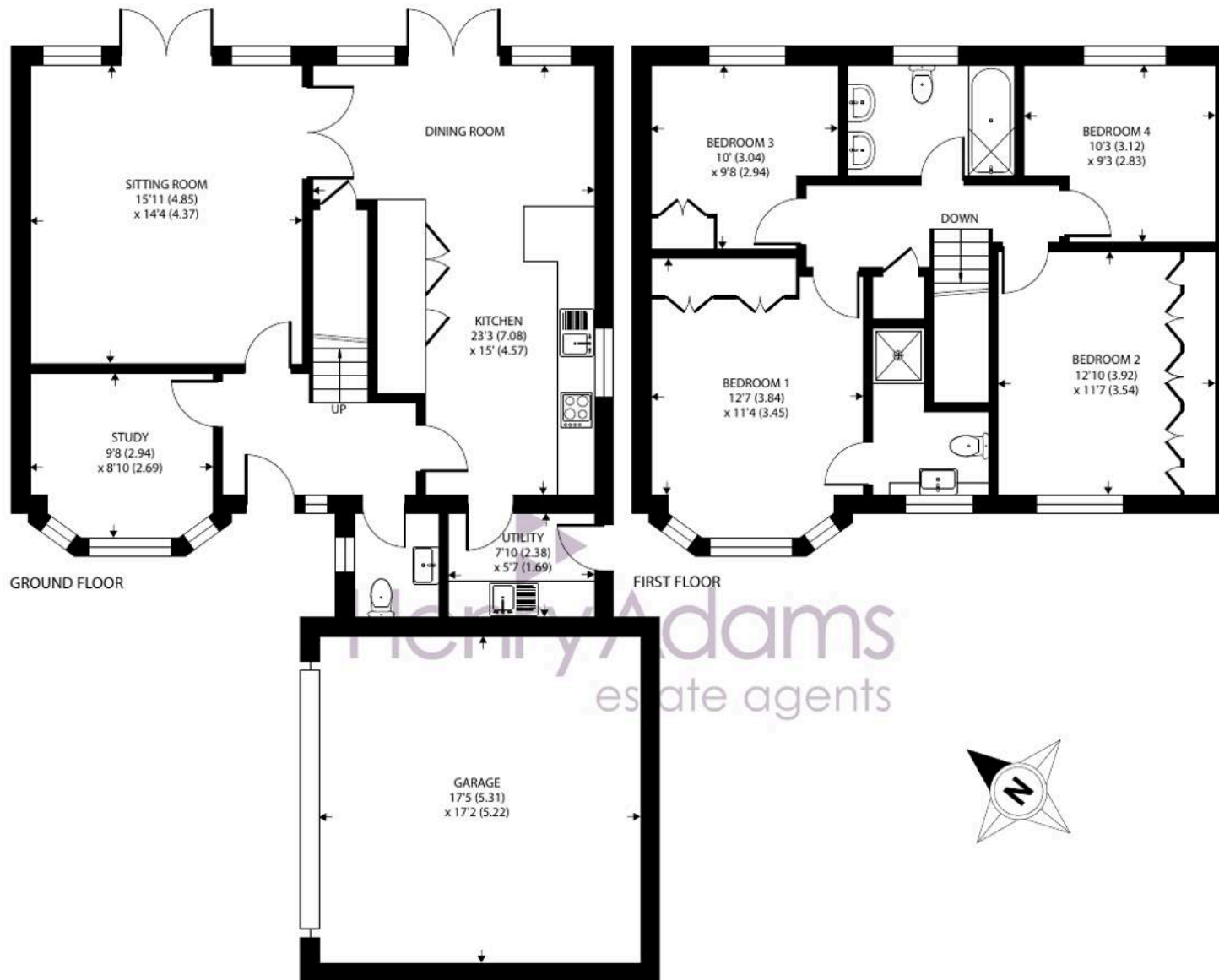
Estate Charge: TBC

Chichester District Council - 25/26 Tax Band F  
£3,375.24 EPC-B









Approximate Area = 1498 sq ft / 139.1 sq m  
 Garage = 298 sq ft / 27.6 sq m  
 Total = 1796 sq ft / 166.7 sq m

For identification only - Not to scale



**Location** – Situated on eastern side of Chichester with easy access of the A27, the property is approximately 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 . 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 north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. At the end turn into Longacres Way and at the end turn right into Shopwhyke Road. Take the first turning on the left into Cassia Road and at the 'T' junction turn right. Take the first right into Chervil Drive and then right into Tarragon Avenue. Number 8 is at the end on the right. What3words – terms.taken.shots





## Henry Adams – Chichester

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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.