



14 Heron Close, Chichester, PO20 2EL

Guide Price £575,000

## 14 Heron Close, Chichester

An impressive detached family home on the periphery of Chichester.

- Detached Cala Homes family home built in 2020
- Remainder of NHBC warranty
- Four double bedrooms arranged over three floors
- Two driveways and detached garage
- EV charging point
- Spacious L-shaped kitchen/family room
- Principal bedroom with walk-in wardrobe and en-suite
- Family bathroom plus additional shower room
- Plantation shutters to many windows
- Edge-of-development position

This bright, spacious and beautifully presented detached family home was built by Cala Homes in 2020 and benefits from the remainder of the NHBC new home warranty. Situated on the edge of the development, the property enjoys a desirable position with accommodation arranged over three floors.

The home is approached via an open-plan front garden and benefits from two private driveways, one equipped with an EV charging point and the other leading to a large detached single garage.

A welcoming entrance hall provides access to a convenient cloakroom. The sunny, dual-aspect sitting room features an attractive bay window, creating a bright and inviting living space. To the rear of the property is a spacious L-shaped kitchen/family room, ideal for modern family living and entertaining.





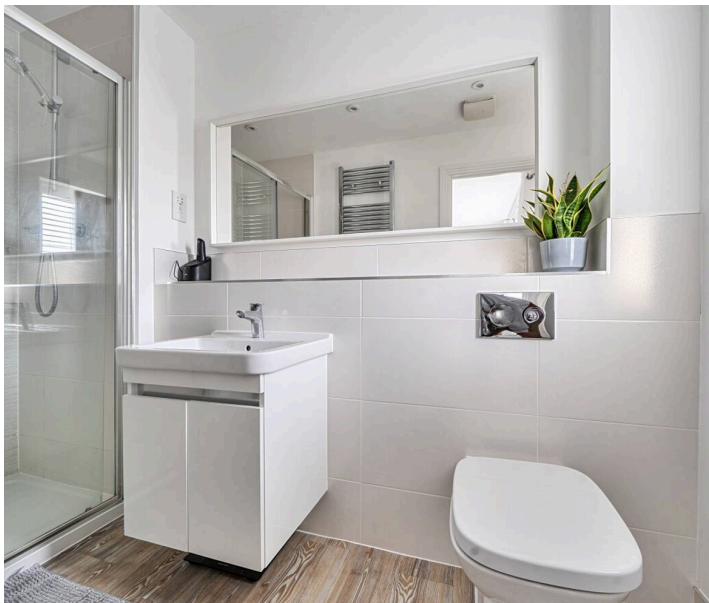
The kitchen is fitted with an extensive range of mushroom-coloured wall and base units, complemented by contrasting worktops. Integrated appliances include a double oven, five-ring gas hob with extractor hood, fridge-freezer and dishwasher. There is also space and plumbing for a washing machine, with the original cabinet door available should a purchaser prefer an integrated appliance. French doors from the dining/family area open directly onto the rear garden.

The first floor comprises two generous double bedrooms, including the principal bedroom with a substantial walk-in wardrobe and en-suite shower room, together with a well-appointed family bathroom.

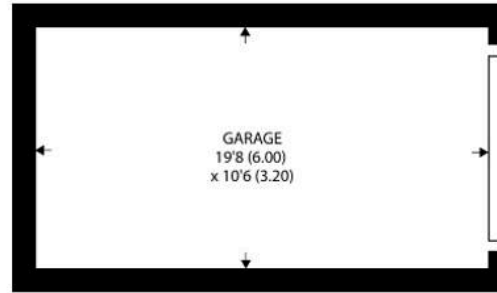
On the second floor are two further double bedrooms and an additional shower room, providing flexible accommodation for family members, guests or home working. Plantation shutters have been fitted to many windows throughout the property.

The enclosed rear garden has been attractively landscaped and features a patio, lawn and well-stocked borders. A row of mature Red Robin shrubs provides an excellent privacy screen at the far end of the garden, creating a pleasant outdoor space.

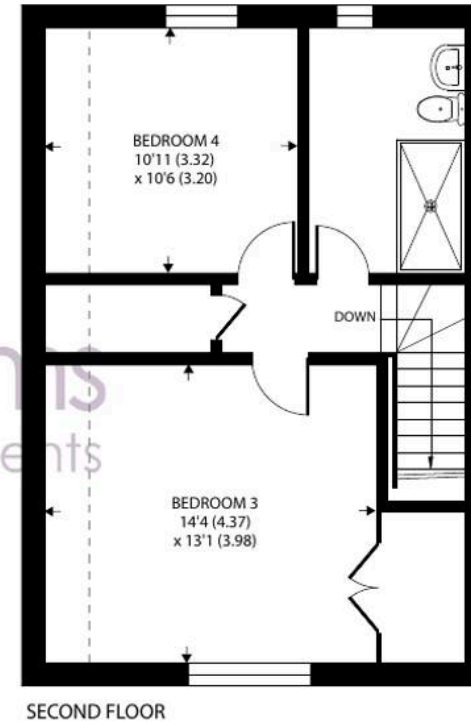
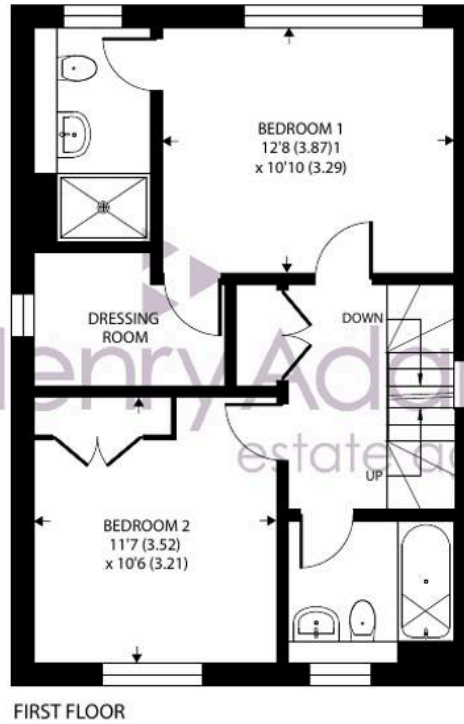
Chichester District Council - 26/27 Tax Band F £3,533.02 EPC-B







Denotes restricted  
head height



Approximate Area = 1566 sq ft / 145.4 sq m  
Limited Use Area(s) = 54 sq ft / 5 sq m  
Outbuilding = 207 sq ft / 19.2 sq m  
Total = 1827 sq ft / 169.6 sq m

For identification only - Not to scale



**Location** - Situated on eastern side of Chichester with easy access of the A27, the property is 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 right into Longacres Way and then the second on the left into Heron Close. Take the first right (Heron Close) and at the end turn right. Number 14 is on the right. What3words - snippets.decoding.shoebox

**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)

