



1 Heron Close, Chichester, PO20 2EL

Guide Price £525,000

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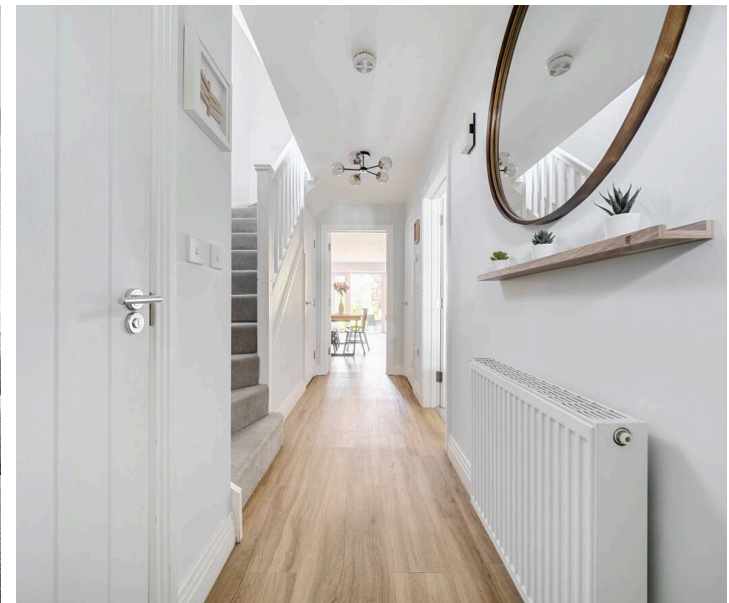
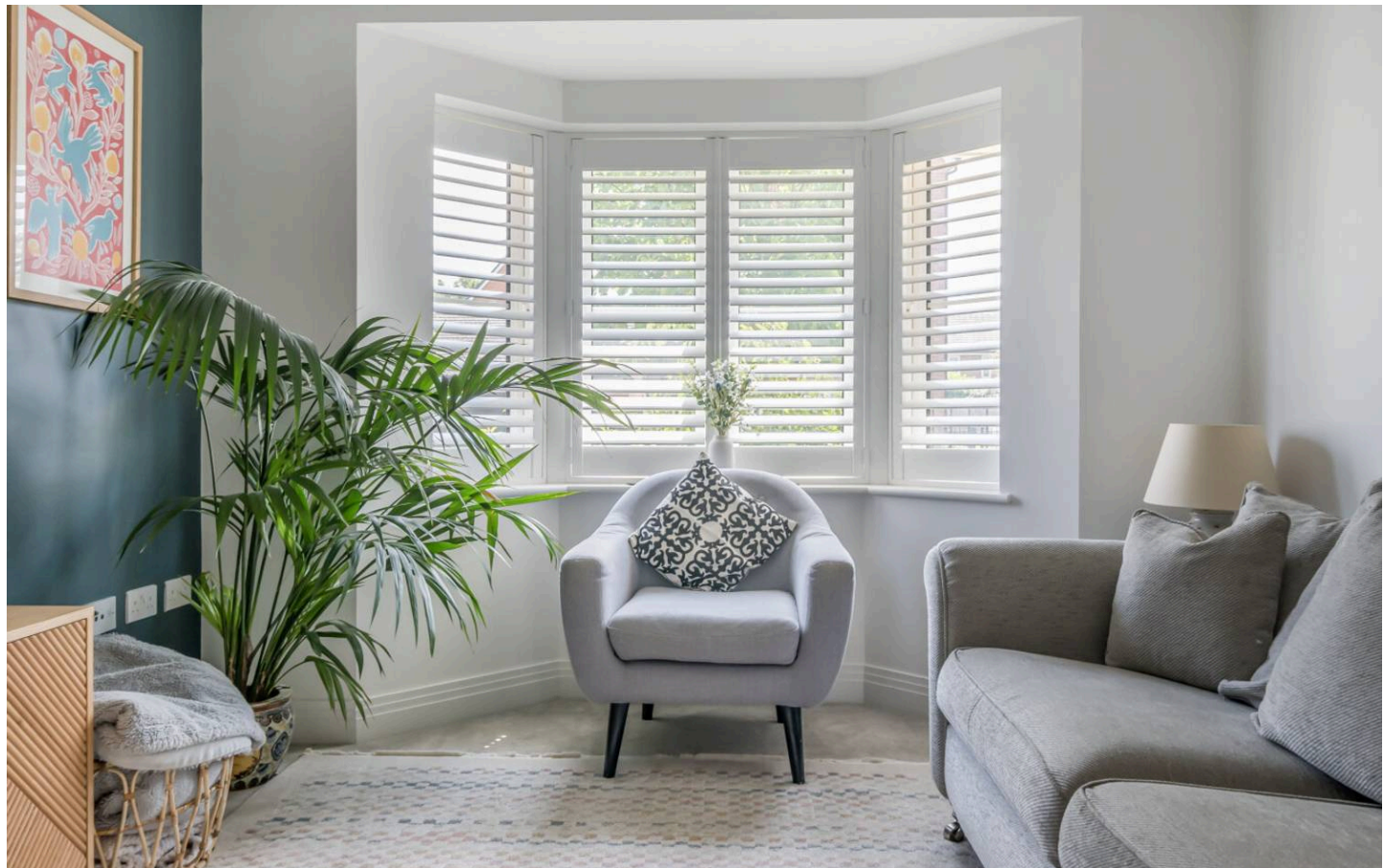
A delightful detached family home situated on the eastern outskirts of the city.

- Delightful detached family home
- Flexible accommodation over three floors
- Sitting room with bay window
- Open plan kitchen/dining room
- Principal bedroom with en-suite and balcony
- Three further bedrooms
- Two bathrooms
- Enclosed landscaped rear garden
- Garage & parking

This thoughtfully designed and beautifully presented family home offers spacious and flexible accommodation across three floors, ideal for modern family life.

Built to a high standard by a renowned developer, the layout has been carefully considered to combine sociable open-plan spaces with private retreats, making it perfect for both everyday living and entertaining.

On the ground floor, the heart of the home is the expansive open-plan kitchen, dining and snug area. This bright and inviting space is perfect for family life, with ample room for cooking, dining and relaxing. The kitchen is fitted with high-specification, fully integrated appliances and generous worktop and storage space.





The adjoining snug area provides a cosy spot for informal seating or children's play, while doors open directly onto the garden, creating a seamless flow between indoors and out. A separate, well-proportioned sitting room offers a peaceful retreat, ideal for winding down in the evenings or entertaining guests. A downstairs cloakroom completes the ground floor.

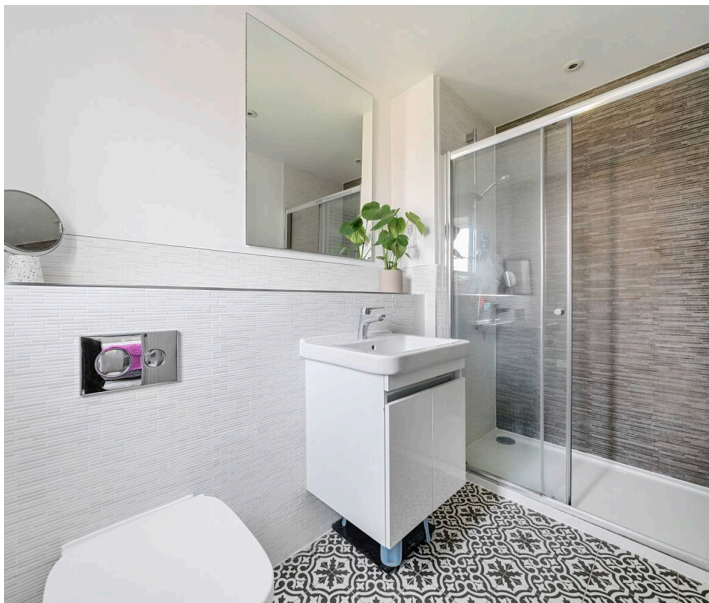
Upstairs, the first-floor hosts two spacious double bedrooms, including the luxurious principal suite, which features a private balcony, sleek en-suite shower room and walk-in dressing area. A modern family bathroom serves the second bedroom.

On the top floor are two further generously sized double bedrooms and an additional bathroom, offering excellent flexibility for growing families, guests or those working from home.

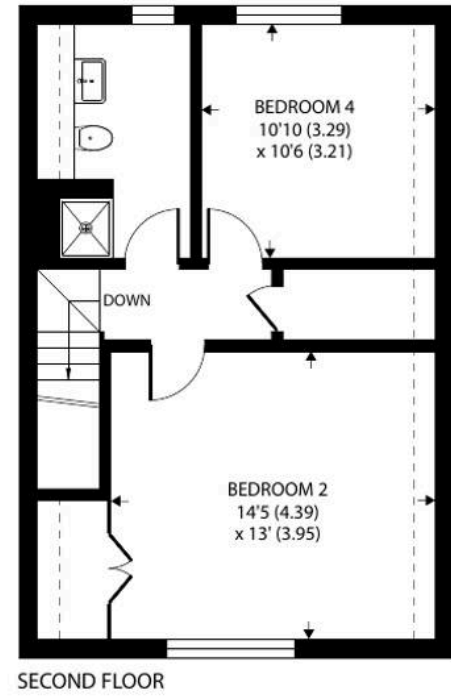
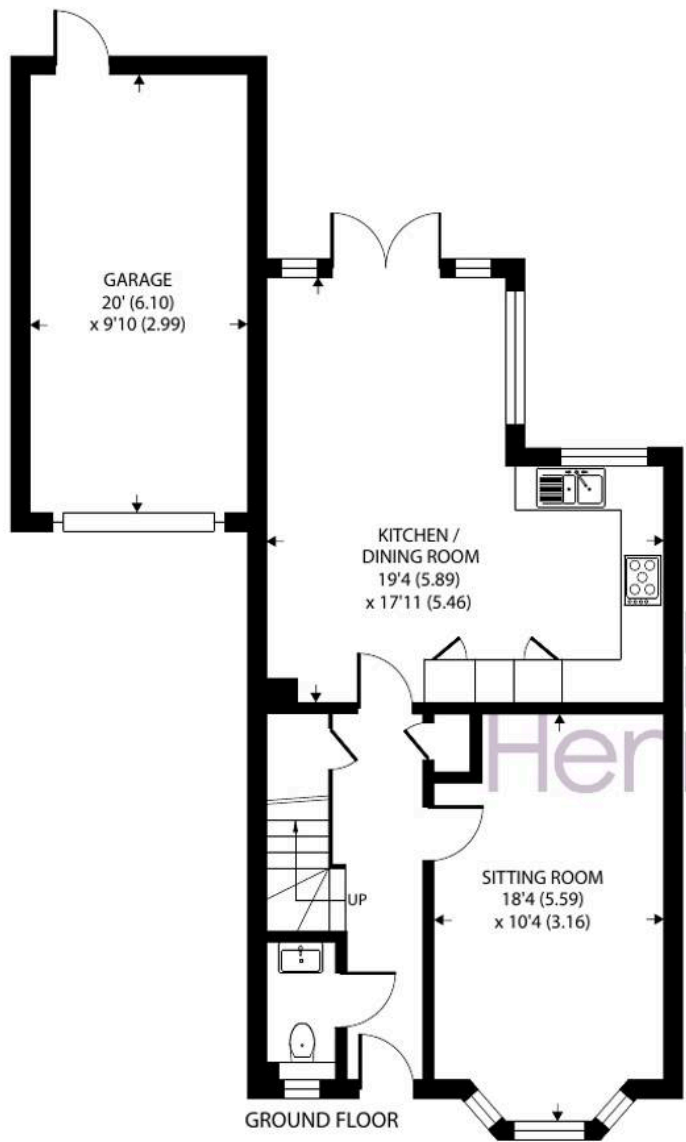
Outside, the property boasts a beautifully landscaped rear garden, perfect for al fresco dining and family gatherings. To the front, a private driveway provides convenient off-street parking, leading to a generously sized garage that offers additional parking or storage.

With its stylish finish, quality build, and versatile layout, this exceptional home offers a rare opportunity to enjoy contemporary family living in a popular and well-connected location.

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







Denotes restricted head height



Approximate Area = 1550 sq ft / 143.9 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1784 sq ft / 165.6 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. Number 1 is on the left. what3words - migrate.confronts.developed

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

