



155 Little Breach, Chichester, PO19 5UA

Guide Price **£325,000**

155 Little Breach, Chichester

Benefitting from no forward chain.

- End of terrace house
- Close to local amenities
- Three bedrooms
- South facing garden
- Driveway and garage
- Viewing recommended

This three-bedroom end-terrace home is ideally situated in a popular residential location, offering convenient access to a range of local amenities.

The property features a comfortable sitting room, a kitchen/breakfast room perfect for modern living, a convenient cloakroom and a bright sun room overlooking the garden. Upstairs, there are three well-proportioned bedrooms and a shower room/WC.

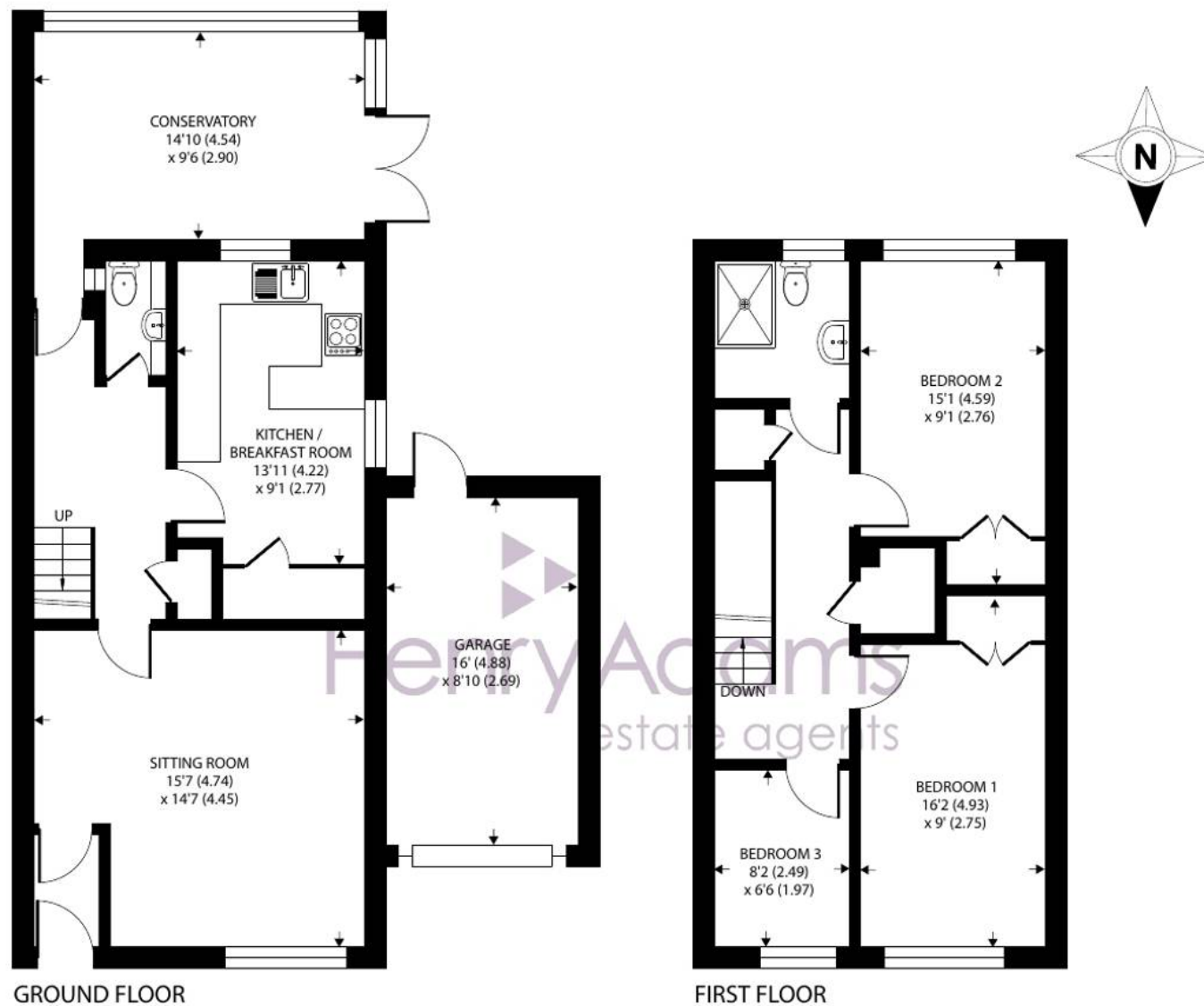
Outside, the home benefits from a south-facing garden, along with a driveway and garage.

Offered with no forward chain, this property is an excellent opportunity for a smooth purchase, early viewing is highly recommended.

Chichester District Council - 26/27 Tax Band D
£2,492.15. EPC-D







Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 141 sq ft / 13 sq m

Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



Location – Little Breach is within easy access to the city centre shopping precinct, renowned Festival Theatre and local primary schools. 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 – From the Northgate circulatory system, proceed north west along St Pauls Road (B2178) signposted to Funtington. After the pedestrian crossing, take the turning on the right into Little Breach. Proceed up Little Breach and turn right into the first cul-de-sac, number 155 will be on the right. What3words – [nasal.amuse.silk](https://www.what3words.com/location/nasal.amuse.silk)

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](https://www.henryadams.co.uk)

