



1 Blenheim Gardens, Chichester, PO19 7XE

Guide Price £385,000



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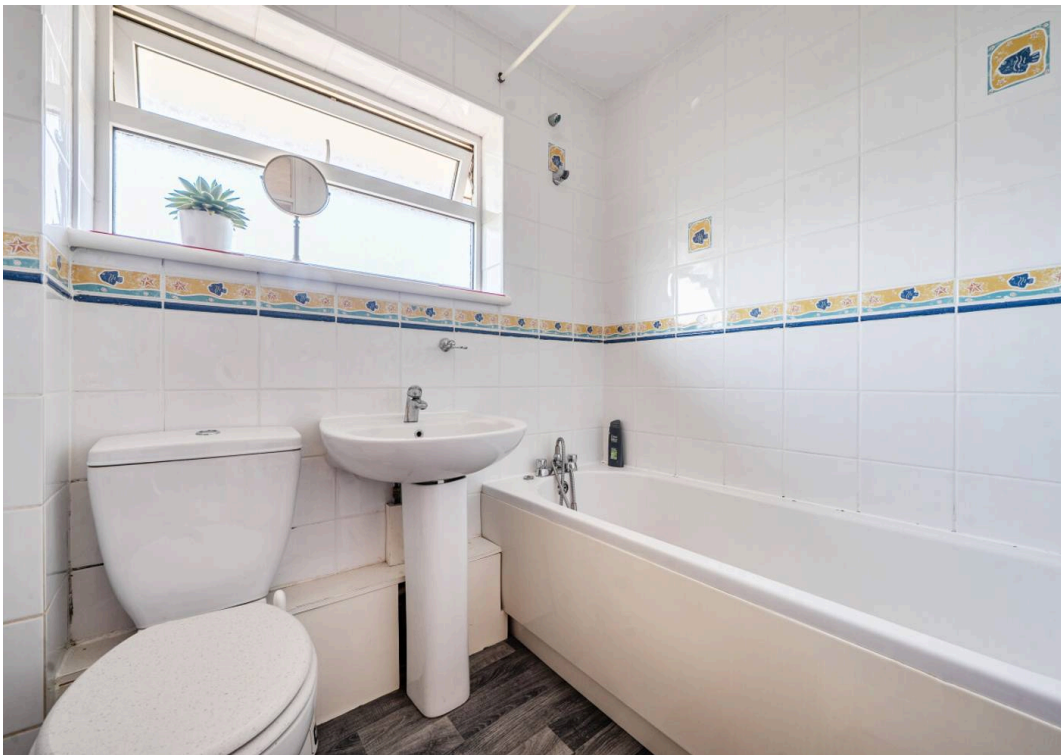
A well presented link detached home in a quiet cul-de-sac.

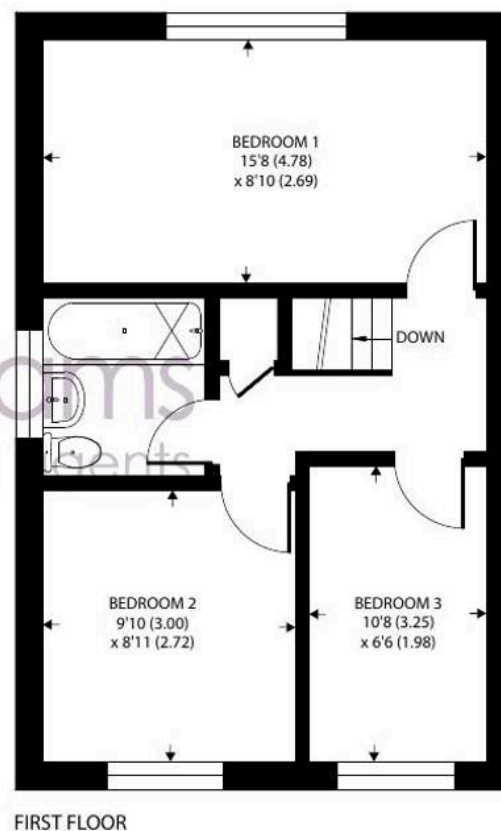
- Quiet cul-de-sac location on a popular development
- Approximately one mile from the city centre
- No onward chain
- Spacious dual-aspect sitting room
- Open-plan dining room/conservatory
- Kitchen
- Ground floor cloakroom and first-floor family bathroom
- Private driveway providing off-road parking
- Enclosed rear garden

Offered with no onward chain, this well-presented and extended three-bedroom link detached home is situated in a quiet cul-de-sac on a popular development, approximately one mile from the city centre. The property enjoys easy access to the A27 and benefits from a regular bus service just around the corner.

The accommodation comprises a welcoming entrance hall that flows seamlessly into a spacious dining room/conservatory, with double doors opening onto the rear garden. There is also a convenient cloakroom, a bright dual-aspect sitting room and a well-equipped kitchen featuring a range of fitted wall and base units, an integrated eye-level electric double oven, gas hob, cooker hood and breakfast bar. Upstairs, there are three well-proportioned bedrooms and a family bathroom fitted with an electric shower over the bath.







Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



Outside - the property benefits from an open-plan front garden, mainly laid to lawn, together with a private driveway providing off-road parking. The enclosed rear garden is also predominantly laid to lawn, offering an ideal space for relaxing or entertaining.

This attractive home combines a convenient location with spacious accommodation, making it an excellent choice for families, professionals, or those looking to be within easy reach of the city centre and transport links.

Location - Nearby there is a local convenience store, recreational park and bus stop. 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 - Proceed out of Chichester along the Bognor Road (A259) passing The Four Chestnuts public house and then the Co-op on your left, turn left into Florence Road. Take the first right into Windsor Road and then first right into Blenheim Gardens. Number 1 is on the left. What3words - dash.sweat.ports

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

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.

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