



25 The Meadows, Chichester, PO19 8TG

Guide Price £400,000

 **Henry Adams**
estate agents



25 The Meadows, Chichester

- Detached house
- Cloakroom
- Kitchen/breakfast room
- Sitting room
- Conservatory
- Three bedrooms
- En-suite and family bathroom
- Garage and driveway
- Low maintenance garden

A beautifully arranged detached home offering a comfortable and practical layout. The ground floor features part underfloor heating, a cloakroom and kitchen/breakfast room. A sitting room and conservatory, creating an easy flow for everyday living can also be found on the ground floor.

Upstairs, the main bedroom enjoys its own en-suite shower room, complemented by two additional bedrooms, one thoughtfully designed with a fitted bed and integrated storage, plus a modern bathroom/WC.

Outside, the property provides excellent convenience with a garage featuring an electric door and both double and single side doors, a private driveway, and a low-maintenance garden with decked and covered area and artificial lawn.

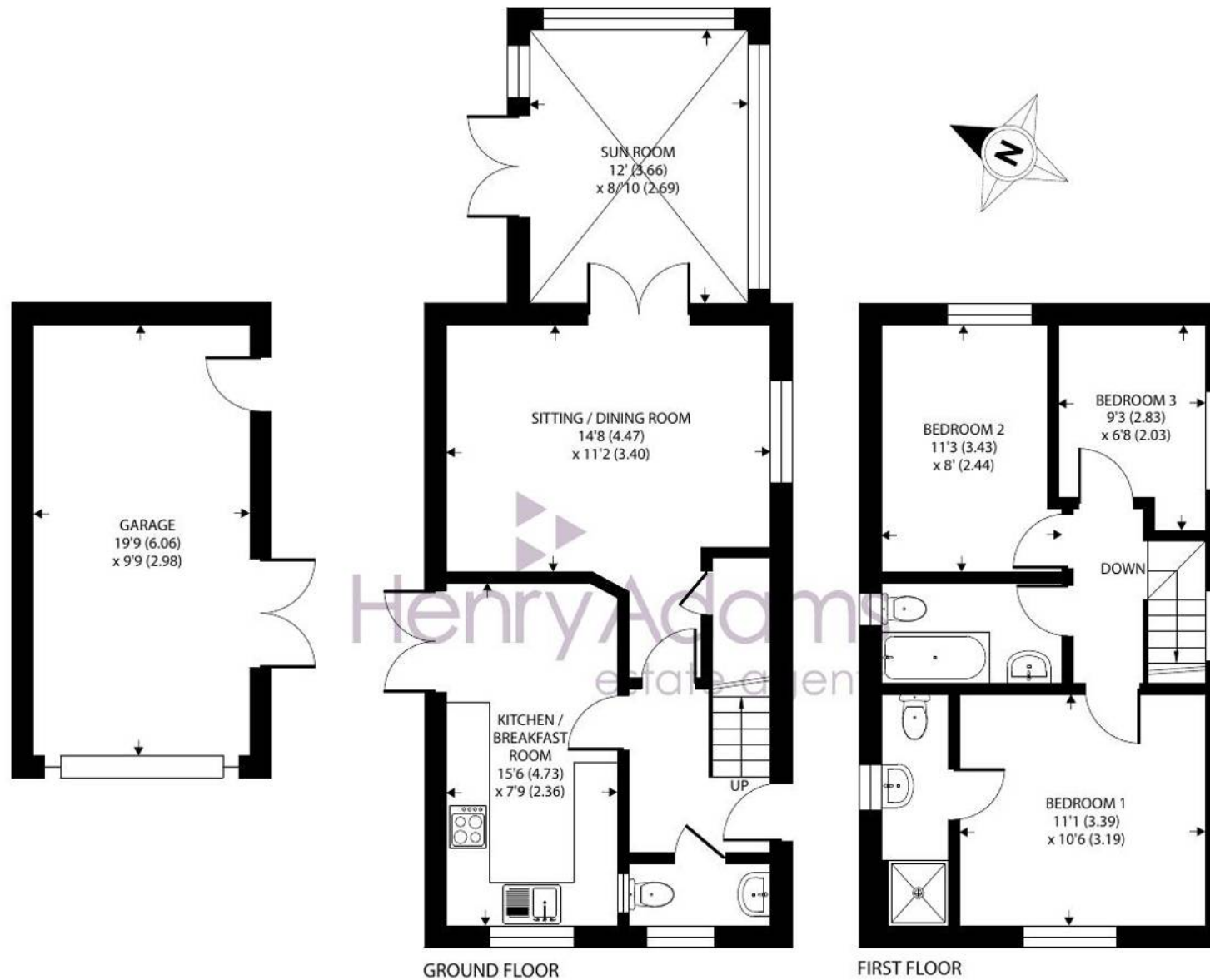
With no forward chain, this home is ready for a smooth and straightforward move.

The property is within easy access of Chichester city centre and 6.8 miles (source: google maps) to the Blue Flag West Wittering beach offering family friendly facilities and stunning coastal views.

Chichester District Council - 26/27 Tax Band D £2,400.74
EPC-D







Approximate Area = 928 sq ft / 86.2 sq m (excludes garden shelter)

Garage = 191 sq ft / 17.7 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Location - There is a parade of shops nearby, including a butcher, a hairdresser and a florist, as well as a Co-op convenience store. The property is approximately half a mile south of the leisure complex/restaurants/cinema, the canal and Chichester's train station with services to London (Victoria) and along the coast. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. 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 south out of Chichester on the A286 (signposted to West Wittering), continue over the mini roundabout and take the second turning on the right into The Meadows. Number 25 is immediately on the right.

What3words - winner.armed.with

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

