

Freehold £370,000

William Penn Way, Chichester, West Sussex PO19 6ER



- Two Storey, Semi Detached House
- Two Spacious Bedrooms
- Very Good Energy Efficiency Rating
- Summer House
- Approx. 852 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- South-East-Facing Garden
- Driveway Parking

## GENERAL DESCRIPTION

This recently-constructed, semi-detached property has a full-length (thirty-two foot), semi-open-plan kitchen/reception room with sleek, light-grey units and integrated appliances. Patio doors lead out to good-sized, south-east-facing rear garden with timber summer house. On the first floor of the property is a main bedroom with a bank of built-in, mirror-fronted wardrobes plus a second, spacious, double bedroom. There is a naturally-lit bathroom, an en-suite shower room and a ground-floor cloakroom accessed via the utility room. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The house comes with a driveway and the shops and other amenities of the city centre can also be reached on foot or via brief bike ride. The three closest primary schools are all Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area. Nearby Havenstoke Park offers beautiful outside space to enjoy.

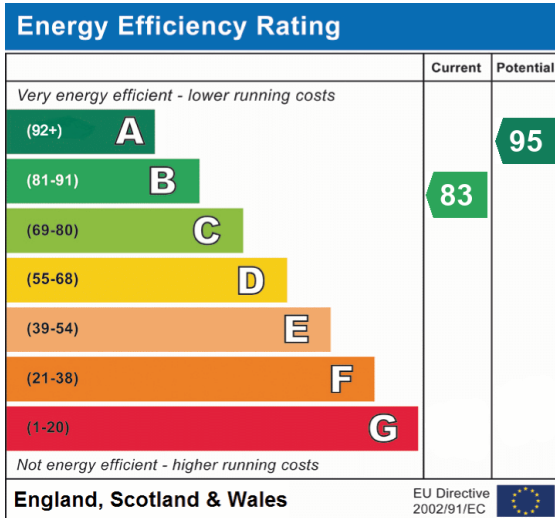
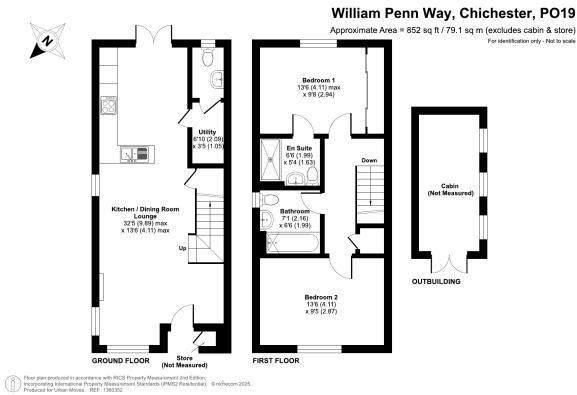
**Tenure:** Freehold.

**Estate Charge:** Approximately £30 per month (subject to annual review).

**Council Tax:** Band C, Chichester District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Reception

32' 5" max. x 13' 6" max. (9.89m x 4.11m)

#### Kitchen

included in reception measurement

#### Utility Room

6' 10" x 3' 5" (2.09m x 1.05m)

#### W.C.

### FIRST FLOOR

#### Landing

#### Bedroom 1

13' 6" max. x 9' 8" (4.11m x 2.94m)

#### En-Suite Shower Room

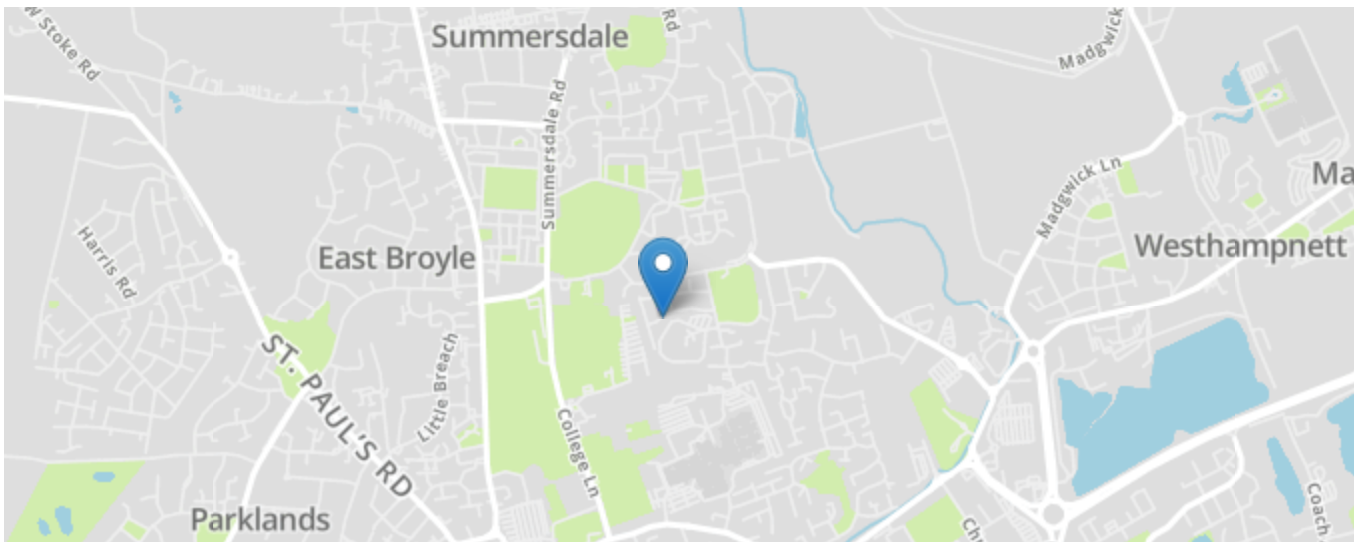
6' 6" max. x 5' 4" max. (1.99m x 1.63m)

#### Bathroom

7' 1" max. x 6' 6" max. (2.16m x 1.99m)

#### Bedroom 2

13' 6" x 9' 5" (4.11m x 2.87m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.