

**Freehold £460,000****Pinewood Way, Chichester, West Sussex PO19 6EJ**

- Two Storey, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- Rear Garden plus Two Balconies
- Approx. 1360 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Covered and Secure Parking Spaces

## GENERAL DESCRIPTION

This recently-constructed, mid-terrace property offers more than thirteen hundred square feet of accommodation plus a covered, two-car driveway. A spacious entrance hallway leads to a cloakroom and to an attractive kitchen/reception room. Patio doors open onto the east-facing rear garden. On the first floor of the house is a principal bedroom with en-suite shower room. There are two further, generously-sized, bedrooms, both with balconies, plus a slightly smaller fourth double bedroom and a simple yet stylish family bathroom. The layout is versatile and the second bedroom could also serve as a reception room with the ground-floor room as a large kitchen/dining room. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Pinewood Way is part of the extensive Graylingwell Park development on the semi-rural outskirts of Chichester. Nearby Havenstoke Park offers beautiful, green space to enjoy as well as the popular Pavilion Cafe. The shops and other amenities of the city centre can also be easily reached by bus or bike.

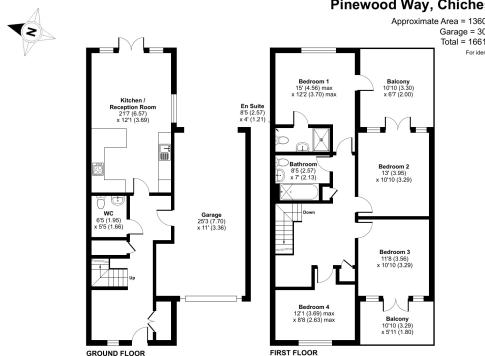
**Tenure:** Freehold.

**Estate Charge:** £54.45 per month (subject to annual review).

**Council Tax:** Band E, 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced in accordance with the Planning Measurement Standards (PM2020 Standard). Produced for Urban Moves. REF: 1266607

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Cloakroom

6' 5" x 5' 5" (1.96m x 1.65m)

#### Reception

21' 7" x 12' 1" (6.58m x 3.68m)

#### Kitchen

included in reception measurement

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 0" max. x 12' 2" max. (4.57m x 3.71m)

#### En-Suite Shower Room

8' 5" x 4' 0" (2.57m x 1.22m)

#### Bedroom 2

13' 0" x 10' 10" (3.96m x 3.30m)

#### Rear Balcony

10' 10" x 6' 7" (3.30m x 2.01m)

#### Bedroom 3

11' 8" x 10' 10" (3.56m x 3.30m)

#### Front Balcony

10' 10" x 5' 11" (3.30m x 1.80m)

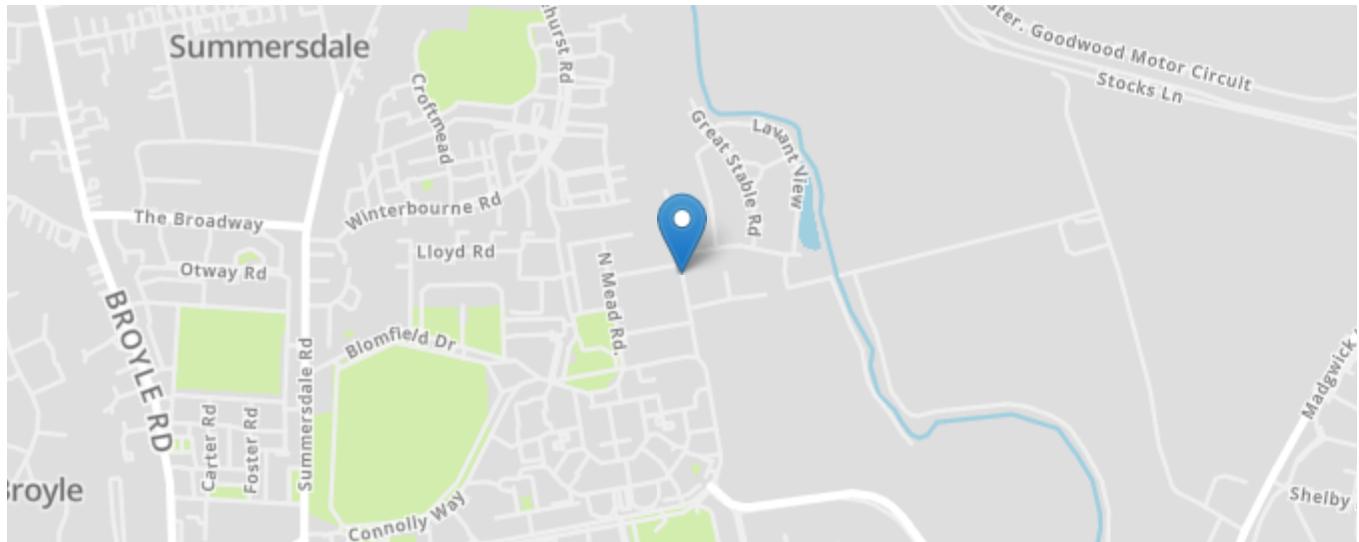
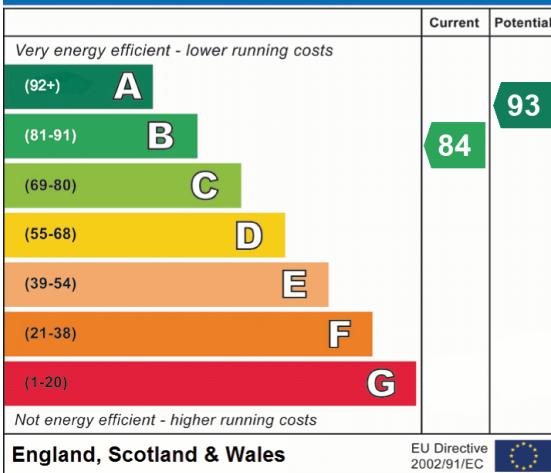
#### Bedroom 4

12' 1" max. x 8' 8" max. (3.68m x 2.64m)

#### Bathroom

8' 5" x 7' 0" (2.57m x 2.13m)

### Energy Efficiency Rating



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.