

Freehold £485,000

Pinewood Way, Chichester, West Sussex PO19 6EH



- Three Storey, Mid Terrace House
- Reception plus Large Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 1512 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden plus Balcony
- City Centre Within Easy Reach

GENERAL DESCRIPTION

This recently-constructed property provides fifteen hundred square feet of accommodation arranged over three floors. At the front of the house is a small bedroom/study and a WC with most of the remainder of the ground floor devoted to a large kitchen/dining room with breakfast bar and integrated appliances. Patio doors lead out to the west-facing rear garden. On the first floor is a spacious reception room which opens onto the full-width balcony. Also on this level is one of the other bedrooms and a simple yet stylish family bathroom. Further upstairs, on the second floor, is a large main bedroom with en-suite shower room and an additional, good-sized double bedroom. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system all contribute towards 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. The house comes with two parking spaces.

Tenure: Freehold.

Estate Charge: £49.25 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.

DIMENSIONS

GROUND FLOOR

Bedroom 4 / Study

8' 4" x 6' 0" (2.54m x 1.83m)

W.C.

6' 3" x 4' 10" (1.91m x 1.47m)

Kitchen / Dining Room

22' 9" max. x 15' 10" max. (6.93m x 4.83m)

FIRST FLOOR

Reception Room

15' 9" max. x 13' 8" max. (4.80m x 4.17m)

Bathroom

7' 0" max. x 6' 7" max. (2.13m x 2.01m)

Bedroom 2

15' 9" x 10' 0" (4.80m x 3.05m)

SECOND FLOOR

Bedroom 1

15' 9" max. x 13' 5" max. (4.80m x 4.09m)

En-Suite Shower Room

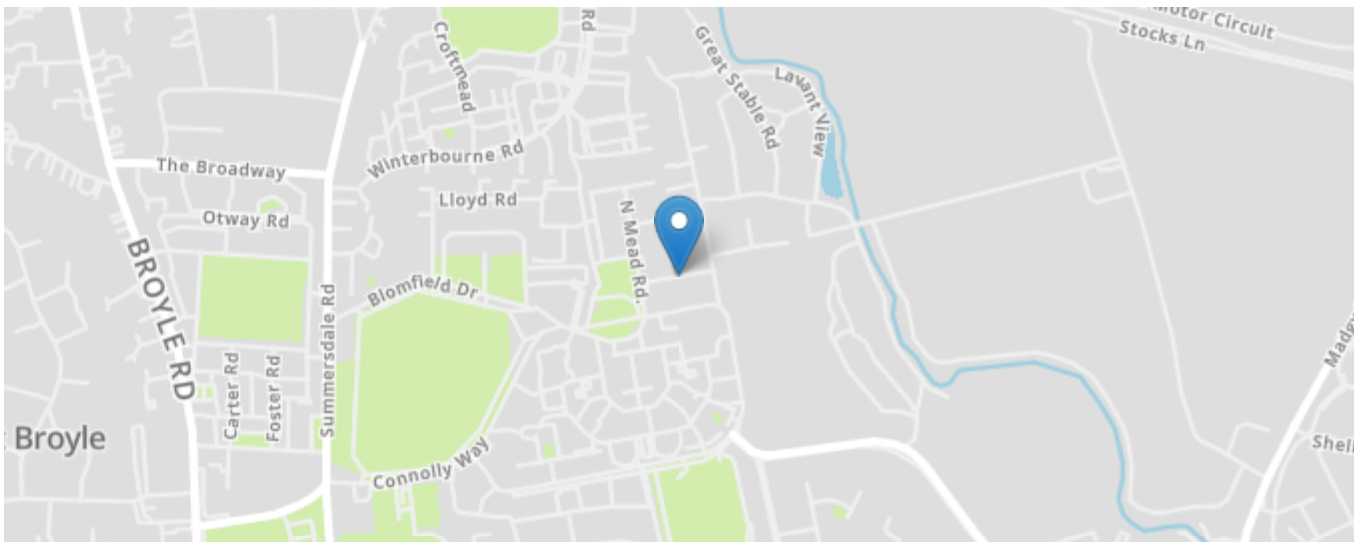
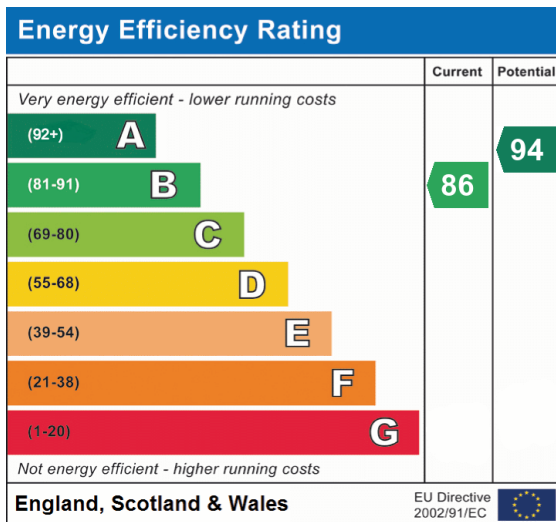
7' 5" max. x 6' 7" max. (2.26m x 2.01m)

Bedroom 3

15' 9" x 10' 0" (4.80m x 3.05m)



These plans are provided in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2022. Produced for Urban Moves, REF: 1244241



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.