

WHITE &
BROOKS
CHICHESTER

£318,500

Neville Duke Way • Chichester • West Sussex

“Georgian Style Town House Set Over Three Levels”



- ❖ Popular Tangmere Village Location
- ❖ Three/Four Bedrooms
- ❖ Master with En-Suite Shower Room
- ❖ Modern Kitchen/Diner
- ❖ Integral Garage & Parking
- ❖ Stunning Landscaped Garden
- ❖ Gas Central Heating & Double Glazing

About The Property

White & Brooks are delighted to bring to the market this particularly stunning three storey Georgian Style Town House situated in a popular residential location within easy access of Tangmere Village Centre.

The property has been well looked after by the current owner and the accommodation is arranged over three floors. There is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom on the second floor level. The first floor level offers a 17' lounge/dining room and an excellent fully fitted kitchen/breakfast room. The ground floor level comprises cloakroom, utility room, and bedroom four/family room.

There is an integral garage, off-road parking for two cars and undoubtedly a feature of the property is the professionally landscaped London style town garden, which is designed into two separate areas. Both are with decking, mature agricultural plants, palms and is fenced to offer a good degree of privacy and seclusion. There is also an irrigation and lighting system that further enhances the rear garden.

An internal inspection is essential to fully appreciate what the property has to offer.



Floorplan and EPC



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Details

Entrance Hall

Door leading in from front entrance has doors to integral garage, downstairs cloakroom, storage cupboard, sitting room and utility room. Stairs leading to first floor.

Downstairs WC

Includes low level toilet and hand wash basin.

Utility Room 7' 8" x 6' 5" (2.34m x 1.95m)

Lower and high level units, space for washing machine, stainless steel sink with mixer tap, wall mounted radiator and skimmed ceilings. Door leading to rear garden.

Bedroom 4 / Family Room 10' 9" x 9' 3" (3.27m x 2.82m)

On the ground floor this room is currently used as a family room. Double doors leading to the rear garden. Skimmed ceilings, wall mounted radiator, pendant light.

Integral Garage

Stairs to:

1st Floor Landing

Doors leading to Sitting Room / Dining Room and Kitchen / Breakfast Room. Stairs leading to second floor.

Sitting Room / Dining Room 17' 5" x 16' 2" (5.30m x 4.92m)

Spacious room with double glazed window and double glazed double door leading onto balcony. Skimmed ceilings, 2x wall mounted radiator, carpet throughout, 2x pendant lights over sitting room area and 1x pendant light over dining room table area.

Kitchen / Breakfast Room 16' 1" x 11' 4" (4.90m x 3.45m)

2x Double glazed windows to the rear aspect. Lower and higher level units, Gas hob, integrated cooker, extractor fan, space for dishwasher, pendant light and skimmed ceilings.

Stairs to:

2nd Floor Landing

Doors leading to all bedrooms including master with en suite and additional family bathroom.

Master Bedroom 11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to the front aspect. Wall mounted radiator, skimmed ceilings, pendant light. Door leading to En Suite shower room.

Ensuite Shower Room

Double shower unit, hand wash basin, low level WC, wall mounted radiator and tiled in primary areas.

Bedroom 2 12' 2" x 8' 4" (3.71m x 2.54m)

Double glazed window to the rear aspect. Skimmed ceilings, wall mounted radiator, pendant lighting.

Bedroom 3 7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window to the rear aspect. Skimmed ceilings, wall mounted radiator, pendant lighting.

Family Bathroom

Tiled in primary areas, bath with shower over, hand wash basin and low level WC.

Outside:

Rear Garden

A feature of the property is the professionally landscaped London style town garden, which is designed into two separate areas. Both are with decking, mature agricultural plants, palms and is fenced to offer a good degree of privacy and seclusion. There is also an irrigation and lighting system that further enhances the rear garden.

Off Road Parking for 2 Cars

