

# White & Brooks

CHICHESTER

## £650,000

Bankside • Chichester • West Sussex

### “Modern Detached House”



- ❖ Immaculately Presented
- ❖ Within Easy Reach Of Chichester City Centre
- ❖ 5 Bedrooms
- ❖ Kitchen/Diner With Island & Integrated Appliances
- ❖ Living Room
- ❖ En-Suite Bathroom & Dressing Room To Primary Bedroom
- ❖ 3 Further Bathrooms
- ❖ South Westerly Aspect Rear Garden
- ❖ Garage & Driveway

# About The Property

White & Brooks are delighted to offer for sale, this immaculately presented modern detached house. Situated on the Shopwhyke Lakes development, being one of few properties with beautiful views of the lakes and across to Goodwood and the South Downs. The property is within easy reach of Chichester City Centre with all it has to offer, including shops, restaurants, bars and Chichester Festival Theatre. The accommodation briefly comprises to the ground floor, Entrance Hall, modern Kitchen/Diner with island and integrated appliances, Utility Room, Living Room and Cloakroom. To the first floor there are three Bedrooms, Primary Bedroom with Dressing Room and En-Suite Bathroom, additional En-Suite to Bedroom two and a separate family Bathroom. To the second floor there are two further Bedrooms and a Shower Room, which could be used as a self contained guest floor. The property further benefits from an enclosed south westerly aspect rear garden, garage and driveway providing off road parking. An internal viewing is essential to appreciate the location and accommodation on offer.



# Floorplan and EPC



GROSS INTERNAL AREA  
 TOTAL: 200 m<sup>2</sup>/2143 sq ft  
 FLOOR 1: 80 m<sup>2</sup>/860 sq ft, FLOOR 2: 79 m<sup>2</sup>/853 sq ft, FLOOR 3: 41 m<sup>2</sup>/439 sq ft  
 HEAD HEIGHT BELOW 1.5M: 5 m<sup>2</sup>/53 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>	86	92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Room Details

## Entrance Hall

**Living Room** 17' 4" x 14' 9" (5.28m x 4.49m)

## Cloakroom

**Kitchen/Diner** 12' 10" x 15' 3" (3.91m x 4.64m)

**Dining Area** 11' 6" x 15' 3" (3.50m x 4.64m)

**Utility Room** 6' 6" x 6' 6" (1.98m x 1.98m)

## Stairs To:-

## First Floor Landing

**Bedroom 1** 16' 2" x 14' 6" (4.92m x 4.42m)

**En-Suite Bathroom** 5' 9" x 12' 1" (1.75m x 3.68m)

**Dressing Room** 7' 10" x 9' 6" (2.39m x 2.89m)

**Bedroom 2** 13' 1" x 9' 11" (3.98m x 3.02m)

**En-Suite** 7' 9" x 6' 1" (2.36m x 1.85m)

**Bedroom 3** 10' 11" x 12' 2" (3.32m x 3.71m)

**Family Bathroom** 7' 0" x 7' 4" (2.13m x 2.23m)

## Stairs To:-

## Second Floor Landing

**Bedroom 4** 12' 2" x 10' 0" (3.71m x 3.05m)

**Bedroom 5** 12' 7" x 12' 2" (3.83m x 3.71m)

**Shower Room** 6' 2" x 3' 10" (1.88m x 1.17m)

## South Westerly Aspect Rear Garden

## Garage

## Driveway

