



15 KING WILLIAM CLOSE

Chichester, PO19 6RF

Guide Price: £665,000 Freehold



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PROPERTY SUMMARY

Situated in the sought-after leafy residential suburb of Summersdale only about 1 mile to the north of Chichester city centre, a fabulous three-storey end of terrace townhouse with three/four bedrooms, beautifully landscaped rear garden, off street parking and integral garage.

The property, which is a new build townhouse extending to approximately 1575 sq. ft., offers flexible modern living space arranged over 3 floors featuring solid wood doors and floors, stylish bathrooms, and Juliet balconies on the first floor sitting room and kitchen/dining room.

GROUND FLOOR

On the ground floor is the entrance hall off which is a shower room, a large storage cupboard, a courtesy door to the integral garage and a door to the utility room which also has a glazed door leading to the garden. The hallway leads through into a study/bedroom 4 with double glazed French doors to the terrace and garden.



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1ST & 2ND FLOOR

On the first floor is a spacious landing and a cloakroom. Part glazed double doors provide access to the dual aspect sitting room featuring two pairs of double doors with shutters opening onto Juliet balconies overlooking the rear garden.

The kitchen/dining room is beautifully appointed and has a fantastic range of white gloss units with polished granite worktops, a range of integrated appliances and hardwood floors with a Juliet balcony overlooking the front of the property.

The three bedrooms can be found on the second floor, the master bedroom having an en-suite shower room with walk-in shower and the two further bedrooms share a well-appointed family bathroom.



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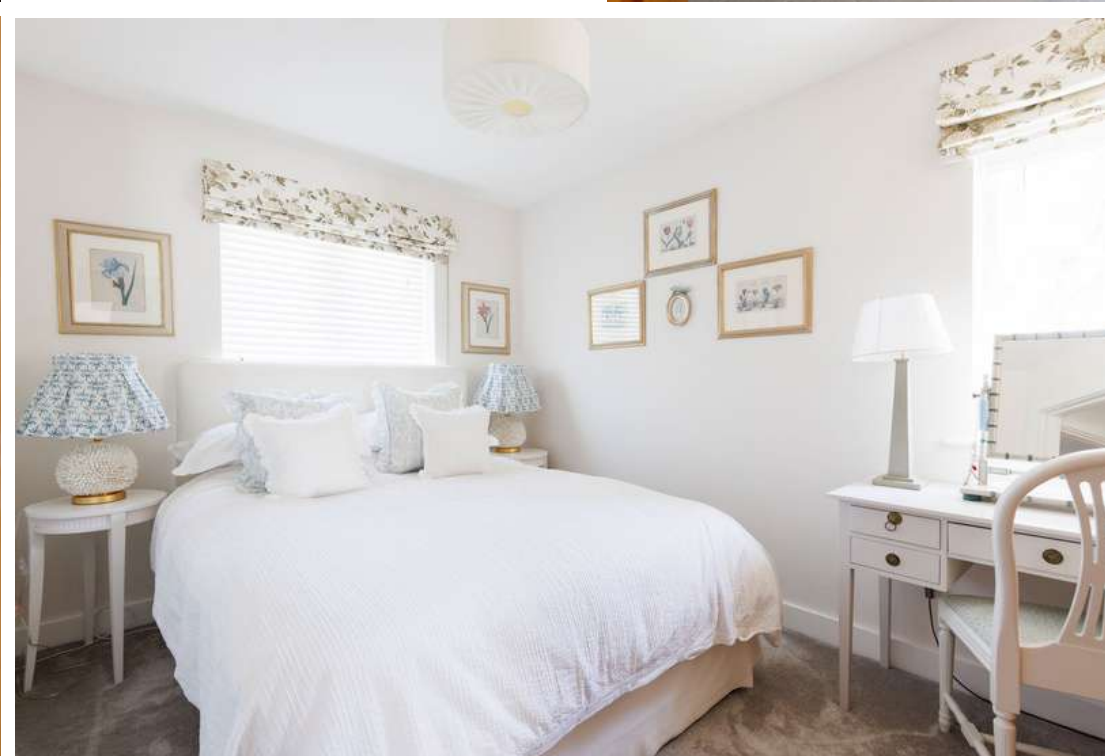








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FLOOR PLAN

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Approximate Area = 146.3 sq m / 1575 sq ft (including Garage)



Drawn for illustration and identification purposes only.
fourwells-group.com 30/6/15

LOCATION

King William Close is within easy reach of Summersdale's local Co-op convenience store, a One Stop convenience store with Post Office, Lavant Road Doctors' Surgery, and the popular Centurion Way cycle route which leads from the western side of the city northwards through Summersdale and onto to the villages of Lavant and West Dean.

Nearby bus stops provide regular bus services to Chichester and Midhurst, whilst the A27 just south of the city centre links with the A3(M) to the west providing a route north to the M25. Chichester train station, only about 2 miles to the south of the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

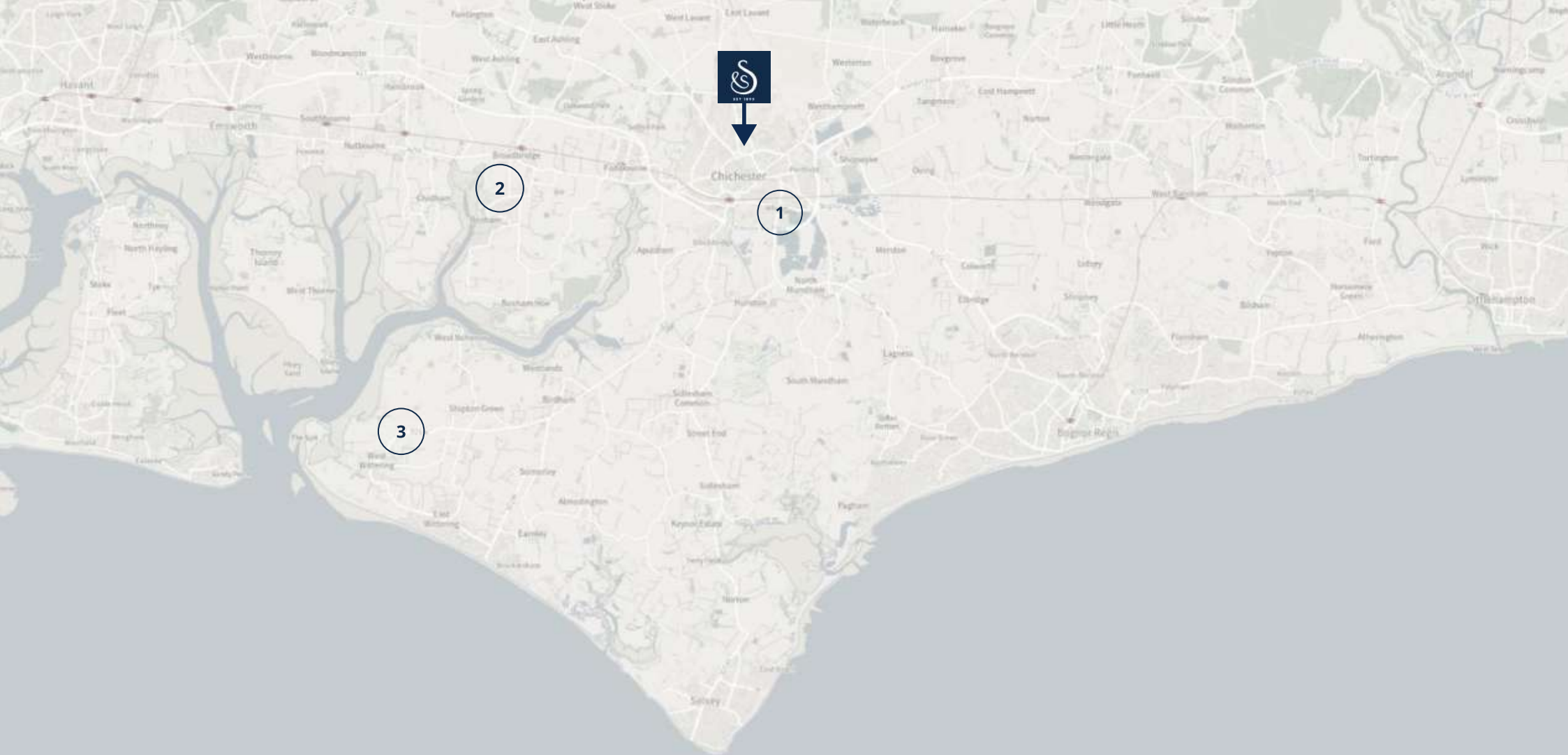
Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.



OUTSIDE

The house is set in a private residential road with ample green space and mature trees. The property is approached via a paved pathway bounded by flowerbeds of agapanthus, lavender and hedging, leading to a recessed porch which houses a useful store room. There is parking for one car on the driveway which leads to the garage with remote controlled roller door providing additional parking and storage. A side gate leads to a beautifully kept walled rear garden which is laid mainly to lawn with well-stocked borders, a paved terrace area for outdoor seating and alfresco dining. The garden is bounded by evergreen trees with walled boundaries to the eastern and southern sides providing a good degree of privacy.





LOCAL AREA

- 1 Chichester
- 2 Bosham
- 3 West Wittering

- Tenure: Freehold
- Services: All main
- Local Authority: Chichester District Council
- Council Tax Band: Band E
- Energy Rating: Band B



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