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Stockbridge Road, Chichester

Hazelgrove, 102 Stockbridge Road, Donnington, Chichester, PO19 8QP..

Situated approximately ¾ mile south of the city centre an extremely well-presented **detached family house**. The property, having undergone a total refurbishment in 2017 including re-wiring and plumbing, now offers **3/4 bedrooms** with superb kitchen/family room, superb bath-room and shower room, newly installed gas central heating, and sealed unit double glazing. The property benefits from a beautifully re-landscaped west facing rear garden with a large decked area and has **ample parking to the front for 3-4 cars and a detached garage**.

Hazelgrove is offered in excellent decorative condition throughout and is conveniently located within walking distance of Donnington’s local shops with a regular bus service to the city centre and easy access to both Chichester Yacht Basin, harbour and West Wittering beach.

The accommodation is arranged as follows:

Entrance porch with light oak front door to:

HALL: Polished oak flooring. Double radiator. Understairs store and meter cupboard.

CLOAKROOM/SHOWER

ROOM: Fully tiled shower cubicle with overhead and hand-held shower heads and glazed screen. Vanity unit with light and mirror over and drawers below. Low level WC. Extractor fan. Heated ladder-rack towel rail. Fully tiled walls.

KITCHEN/FAMILY

ROOM: 20’1 x 25’5. Well equipped kitchen with Shaker-style base and wall cupboards with oak work surface and inset 1 ½ bowl stainless steel sink. Range cooker with double oven and 5-ring gas hob over and stainless-steel cooker hood over. Housing for American style larder fridge/freezer and microwave. Integrated dishwasher. Peninsula unit incorporating breakfast bar dividing living/dining area. Two double radiators. Glazed ceiling lantern. TV aerial point. Double glazed bi-fold doors to west facing rear garden and deck. Door to:

UTILITY SPACE: 4’10 x 5’6 max. Plumbing for washing machine. Ideal gas boiler for domestic hot water and central heating.

STUDY/BEDROOM 4: 14’3 max. into bay x 11’8. Double radiator.

Stairs to:

1st FLOOR LANDING: Hatch to insulated loft.

BEDROOM 1: 11’10 x 11’8. Double radiator.

BEDROOM 2: 12’ x 10’8. Double radiator.

BEDROOM 3: 8’6 x 9’ into eaves. Double radiator.

BATHROOM: Panelled bath with mixer tap, separate shower over with thermostat control, overhead and hand-held shower heads and glazed screen. Wash hand basin with light and mirror over. Low level WC. Heated ladder rack towel rail. Fully tiled walls. Extractor fan.

SERVICES: All main.

EXTERIOR: The property is approached via a gravelled drive with generous turning and parking area to the front for 3-4 cars. From the side of the property the drive leads to a **detached brick-built garage 17’3 x 8’7** with metal up and over door, electric light and power and courtesy door to side. The main garden lies to the rear being laid to lawn with extensive raised decking, outside lights and water tap. Mature palm tree. To the rear of the garden is a **timber chalet 9’6 x 15’ approx.** with double timber doors and a further raised gravelled terrace. The garden is well fenced and hedged and has a westerly aspect.

PRICE GUIDE: £550,000 FREEHOLD

DIRECTIONS: From the centre of Chichester proceed south passing over the railway line and at the roundabout on the A27 carry straight over following signs to the Witterings. The property will be found approximately 1/3 of a mile thereafter on the right-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

