



INTRODUCING
23 SANDPIPER ROAD

CHICHESTER, WEST SUSSEX, PO20 2JN

BEDROOM
3 BEDS

AREA INC GARAGE & OFFICE
1263 SQFT

BATHROOM
2 BATH



WELCOME HOME

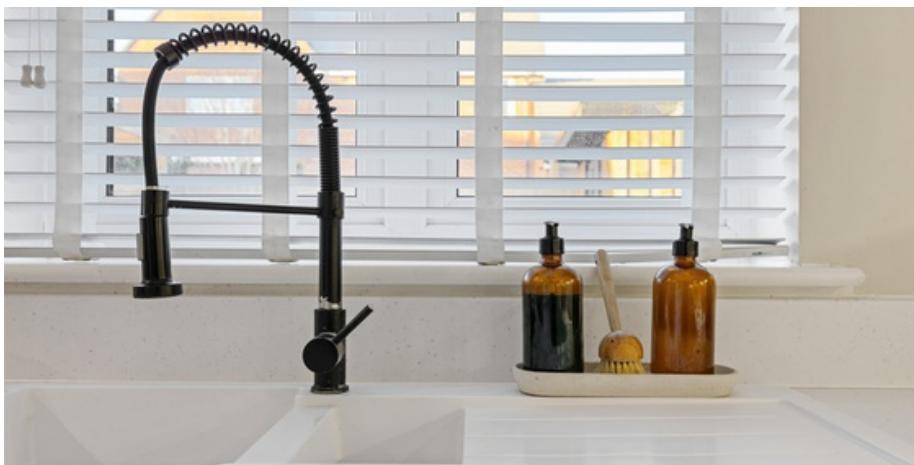
23 SANDPIPER ROAD

A beautifully presented three-bedroom home, built just five years ago and enhanced throughout with thoughtful, stylish upgrades. The property offers two double bedrooms, one with an en-suite, a third single bedroom, a bonus garden studio, garage and parking. Ideally positioned just moments from lakeside walks and approximately one mile from Chichester city centre. If you are looking for a move in ready home with a cosy, clean and neutral aesthetic, complemented by bold black statement accents throughout, look no further.

What our client says

"We've absolutely loved our five years in this home, and if we could pick it up and move it to where we now need to be, we genuinely would. We've never felt as though we've outgrown it, the space has always worked beautifully for us, and the layout has such a lovely flow to it. Although it's a newer build, so many people have commented on how much character it has, which is something we've always appreciated."

"There's still so much potential for someone to make this home their own, but it's also ready to move straight into. It's been a place we've truly loved, and we hope the next owners enjoy it just as much as we have."



KEY FEATURES

- Semi-detached, three-bedroom home
- Contemporary open plan kitchen & dining room
- Thoughtfully designed panelled living room
- Principle bedroom with en-suite and dressing area
- Modern family bathroom with overhead shower
- Generous landscaped garden and home office
- Driveway parking for two vehicles and attached garage

DOWNSTAIRS

Capturing the morning sun the living room, positioned to the front of the property is a stylish, inviting space, tastefully adorned with feature panelled walls - a cosy retreat for the end of day.

The heart of the home is the kitchen diner, designed with modern living in mind, offering a well-fitted kitchen with space for a generous dining table. Double doors open directly onto the rear garden, allowing natural light to flood the room and create a seamless connection between indoor and outdoor living.

A W/C, storage cupboard & under stairs recess (currently an adorable dog room) complete the downstairs space.

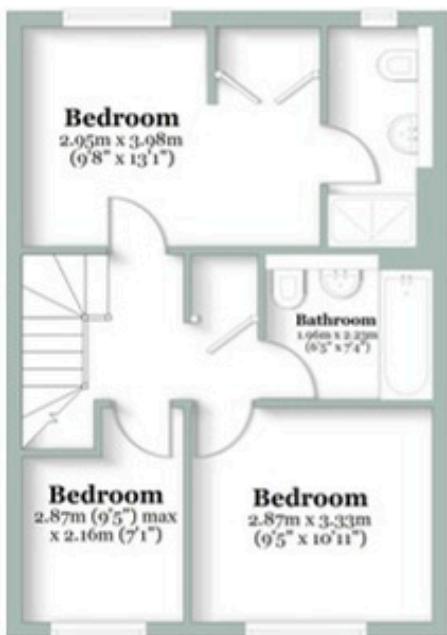


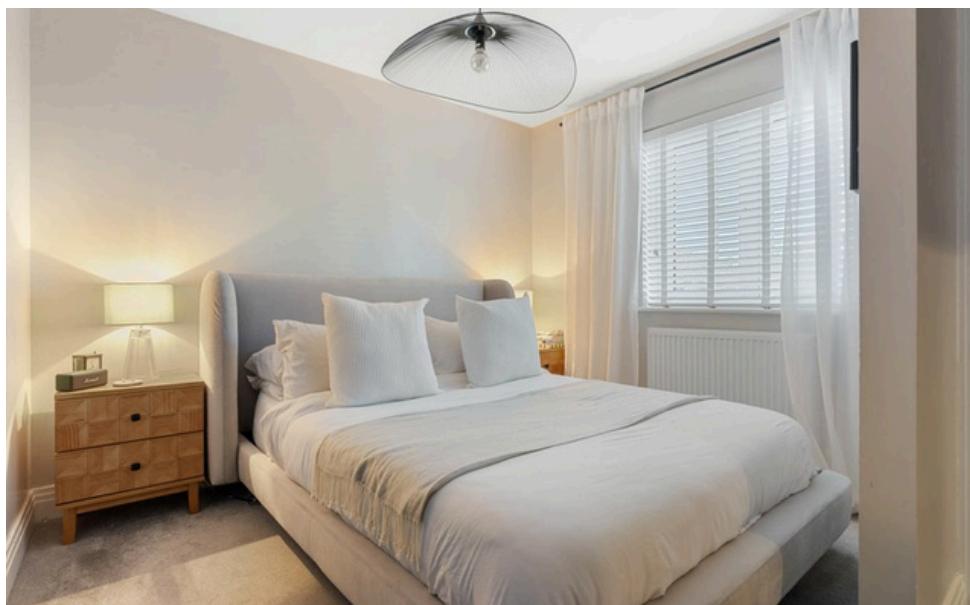
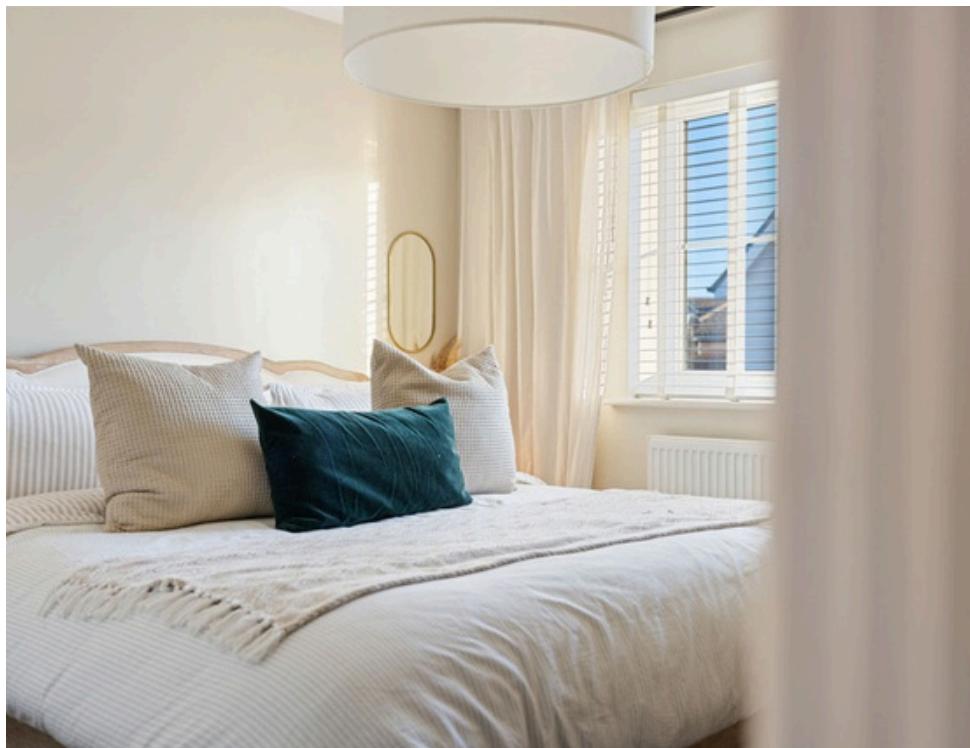


UPSTAIRS

The principal bedroom is a well-proportioned double room with built in wardrobes, a dressing area and an en-suite shower room, creating a luxurious main bedroom overlooking the rear garden. The second bedroom is also a good-sized double, and well suited as a guest room or additional family bedroom. The third bedroom is a versatile space, ideal for use as a child's room, home office or nursery.

The family bathroom is finished to a high standard with large statement tiles, a heated towel rail, and fitted with a bath, hand wash basin, vanity unit and wall hung toilet.

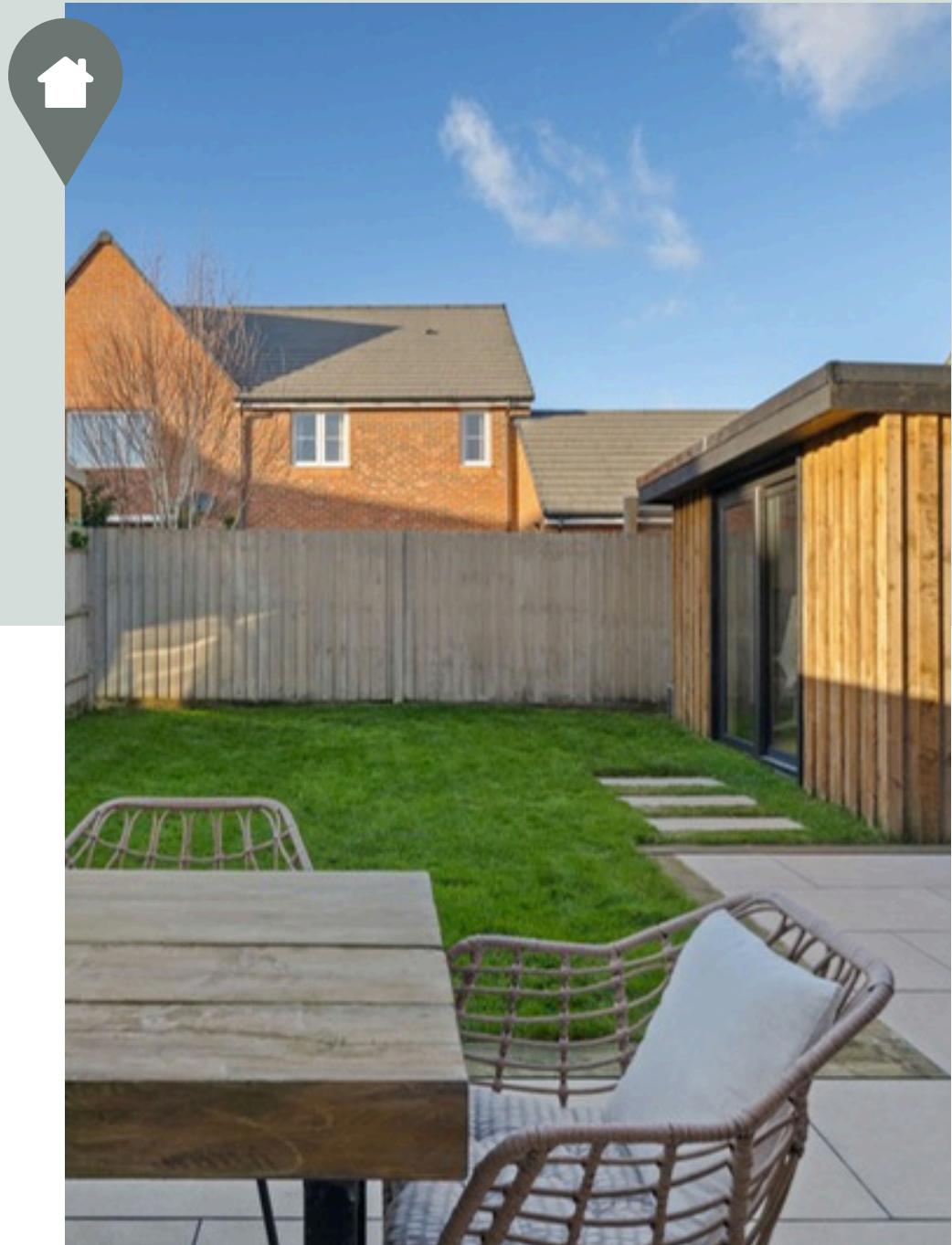




OUTSIDE

From the kitchen diner, double doors lead you to a landscaped garden, with generous porcelain patio and pergola, providing a wonderful outdoor space for relaxing and offering a great entertaining area. To the rear is a detached insulated garden studio, extending the overall footprint of the home. This flexible space is well suited for use as an office, gym, studio or hobby room, highlighting the versatility on offer.

Benefiting from driveway parking for two vehicles and complemented by the attached garage, which can be accessed from the front or rear garden, ensuring practical day-to-day convenience.





NEED TO KNOW

Freehold

Estate charge £250 per annum

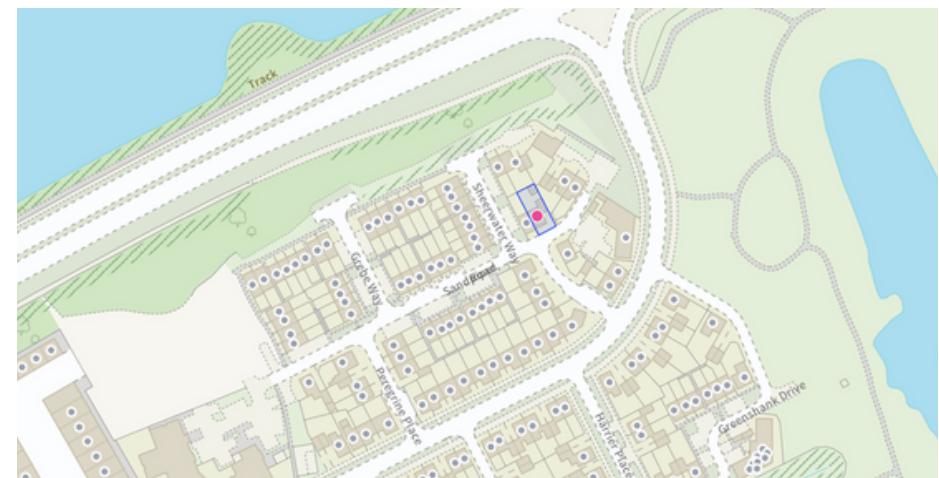
EPC Rating B 84

Mains Gas, Electricity & Water

Council Tax Band D

Chichester District Council

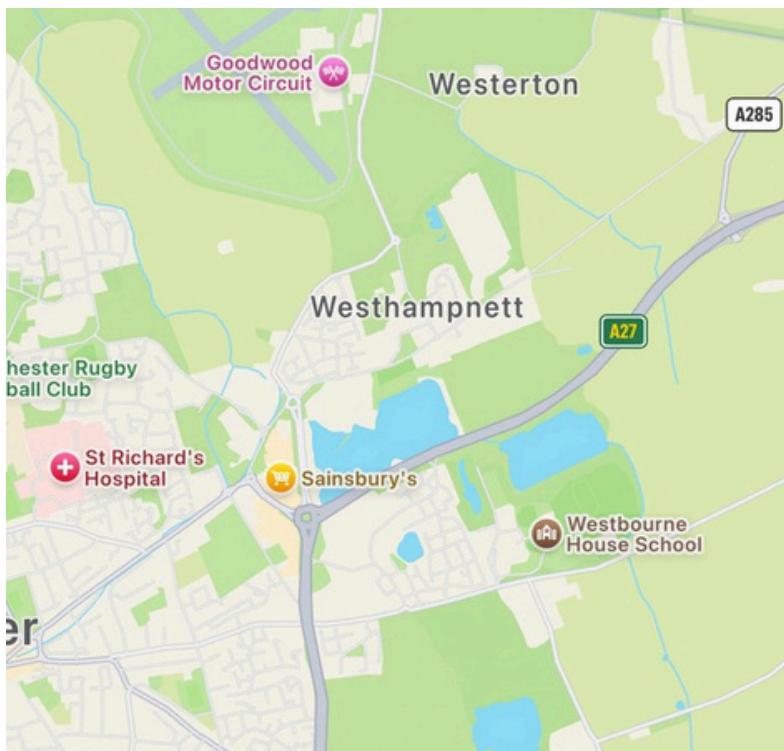
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



NEAR ME

The Shopwyke Lakes development has become increasingly popular for its blend of countryside surroundings and easy access to Chichester city centre. Particularly well placed for access to the A27, providing convenient travel along the south coast, while Chichester Harbour and the South Downs National Park are both within easy reach.

On your door step are a number of lakes to peacefully explore with the city centre lying approximately one mile away, offering a wide range of amenities including independent shops, well-known retailers, cafés, restaurants and cultural attractions.



PUBS

ANGLESEY ARMS

HALNAKER
CHICHESTER

THE WALNUT TREE

VINNETROW ROAD
RUNCTON

SHOPS

SAINSBURYS

WESTHAMPNETT RD
CHICHESTER

M&S

PORTFIELD RETAIL PARK
CHICHESTER

CLOSEBY

STUDIO 44

CRANE STREET
CHICHESTER

AQUA PARK

COACH ROAD
WESTHAMPNETT

RESTAURANTS

HOST AT THE FEAST

NORTH STREET
CHICHESTER

THE CROWN INN

WHYKE ROAD
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LOCAL

TINWOOD ESTATE

TINWOOD LANE
CHICHESTER

GOODWOOD ESTATE

GOODWOOD
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OUR COMPANY

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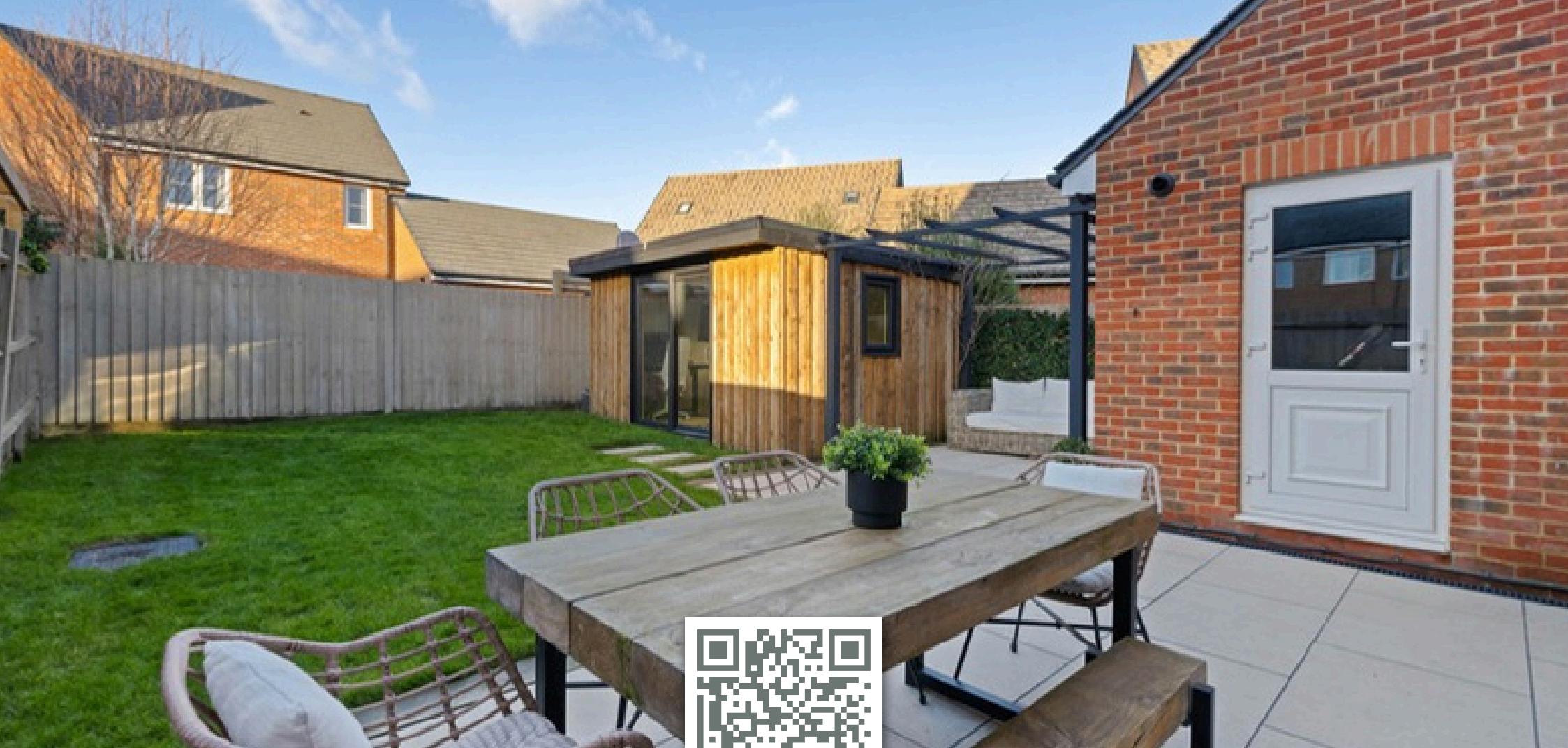
Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

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