



STRIDE & SON

12 Waterfield Gardens, Chichester - PO19 3DE

Guide Price £450,000 Freehold - CHAIN FREE -

# 12 Waterfield Gardens

Chichester

Being offered for sale with no forward chain a well presented 3 storey terraced townhouse with 4 bedrooms, 2 bathrooms, garage, and garden, on a small private estate close to Chichester city centre.

- CHAIN-FREE
- Attractive three-storey terraced townhouse (built c.2008)
- Four bedrooms, including principal bedroom with ensuite and eaves storage
- Family bathroom
- Sitting room
- Spacious kitchen/breakfast/dining room
- Bright and well-presented accommodation
- Gas central heating and all mains services
- Rear garden with pedestrian access
- Single garage nearby with parking in front, plus visitor parking







## ACCOMMODATION

The property offers well-presented and flexible accommodation arranged over three floors. On the ground floor there is a sitting room to the front, together with a cloakroom, and to the rear a spacious kitchen/breakfast/dining room, fitted with a range of units and work surfaces and providing ample space for both dining and everyday living. This room enjoys direct access to the rear garden.

On the first floor are three bedrooms, one of which is suitable for use as a study or home office, together with a family bathroom. The second floor is occupied by the principal bedroom, which benefits from an ensuite shower room and extensive eaves storage.

The rear garden, which has an easterly aspect, is designed for ease of maintenance with a paved patio area adjacent to the kitchen and includes pedestrian access at the back.

The property further benefits from gas central heating, all mains services, and a single garage nearby, with the ability to park in front. The development itself is well maintained, with brick-paved driveways, visitor parking, and a communal bin store.



## LOCATION:

Waterfield Gardens is conveniently located just 1 mile west of Chichester city centre and within easy walking distance of Tesco Superstore as well as the mainline train station with connections to both Portsmouth and London Victoria. Not only are there excellent bus and cycle links into the city, but the house is close to the footpaths and cycle routes, Centurion Way & Salterns Way, to both the Downs and coast.

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.

The South Downs National Park is within easy reach and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

**INFORMATION: Servcies: All mains | Local Authority: Chichester District Council | Council Tax Band: Band E | EPC Rating: Band B | Private Estate Charge: The budgeted annual service charge for 2026 is £237.75**







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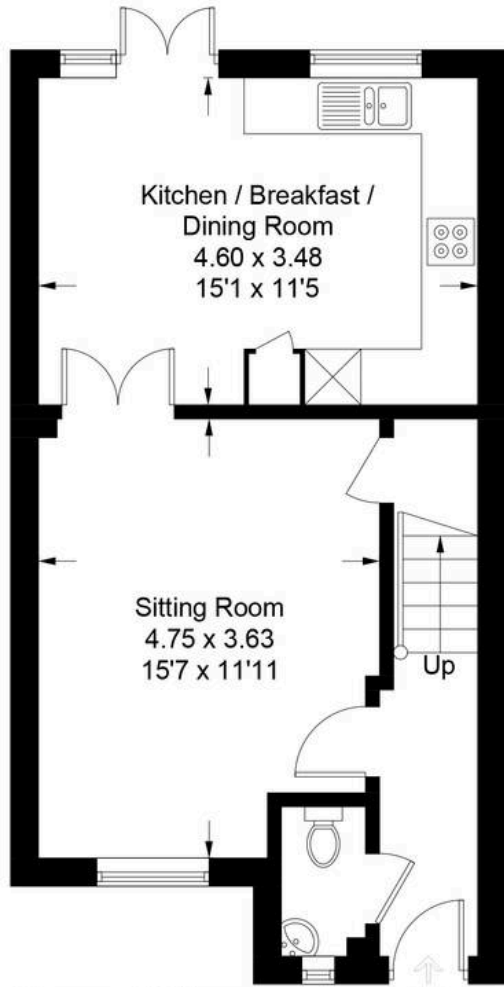
Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft

Garage = 13.5 sq m / 145 sq ft

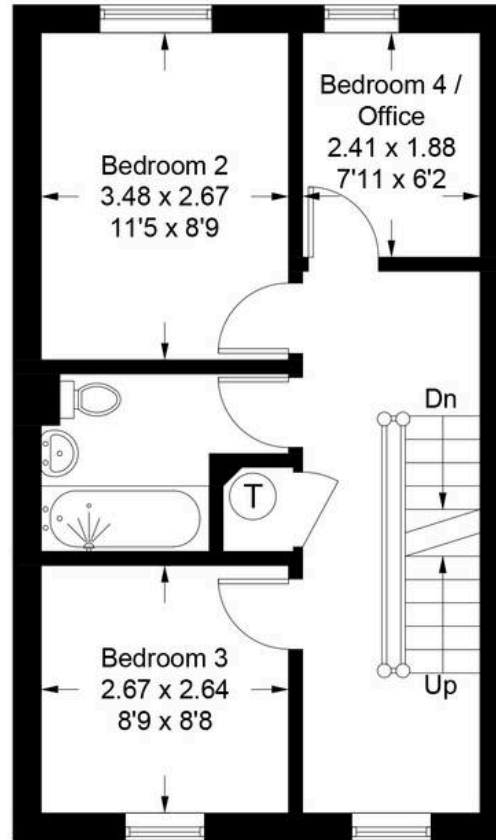
Total = 122.3 sq m / 1316 sq ft



Produced for Stride & Son Estate Agent.

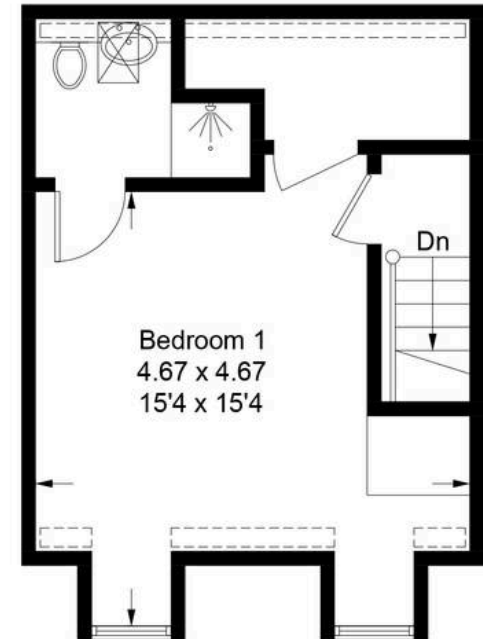


Ground Floor

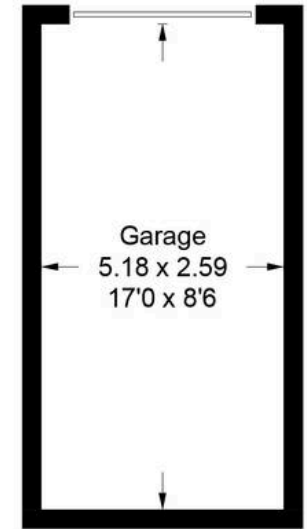


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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