



**Price**  
**£471,500**

**Freehold**

4x  3x  3x 

**The Calligrapher,  
Shopwhyke Road,  
Indigo Park, Chichester,  
West Sussex, PO20**

**cubitt&west**  
Helping you move forwards





## Main features

- **Stunning semi-detached house with contemporary kitchen, family & dining areas**
- **Benefits from separate living room plus 2 handy cloakrooms**
- **Builder rated 5 stars in 2022**
- **10-year NHBC**
- **Finished to a high standard with integrated appliances**



### Nearest Schools

Portfield Community Primary 0.4 miles, March CofE Primary, The 0.8 miles, St Richard's Catholic Primary 1.1 miles, Chichester High School for Boys 1.1 miles, Chichester High School for Girls 1.2 miles, Chichester College 1.5 miles



### Transport Information

Train Stations:  
Chichester 1.3 miles  
Fishbourne 2.8 miles  
Bosham 4.2 miles

## Accommodation

### GROUND FLOOR

Hallway

Family Room: 15'4 x 11'4 (4.68m x 3.46m)

Kitchen: 9'11 x 8'2 (3.02m x 2.49m)

Dining Room: 9'1 x 8'2 (2.77m x 2.49m)

### FIRST FLOOR

Landing

Cloakroom: 7'7 x 3'10 (2.31m x 1.17m)

Living Room: 15'4 x 11'6 (4.68m x 3.51m)

Bedroom 2: 12'11 x 10'3 (3.94m x 3.13m)

En-Suite Shower Room: 6'5 x 4'9 (1.96m x 1.45m)

### SECOND FLOOR

Landing

Bedroom 1: 13'9 x 11'4 (4.19m x 3.46m)

En-Suite Shower Room: 6'5 x 4'9 (1.96m x 1.45m)

Bedroom 3: 11'7 x 7'1 (3.53m x 2.16m)

Bedroom 4: 11'6 x 8'0 (3.51m x 2.44m)

Bathroom: 7'1 x 6'3 (2.16m x 1.91m)

### OUTSIDE

Allocated Parking

Front & Rear Gardens

**Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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