



**Price**  
**£555,000**

**Freehold**

4x  2x  2x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious detached house with 10 year NHBC in place
- Open-plan kitchen & family/dining area with French doors to garden
- Built by a 5\* builder
- Integrated kitchen appliances & high end finishes throughout
- Easy access into Chichester's city centre & onto the A27

## Accommodation

### GROUND FLOOR

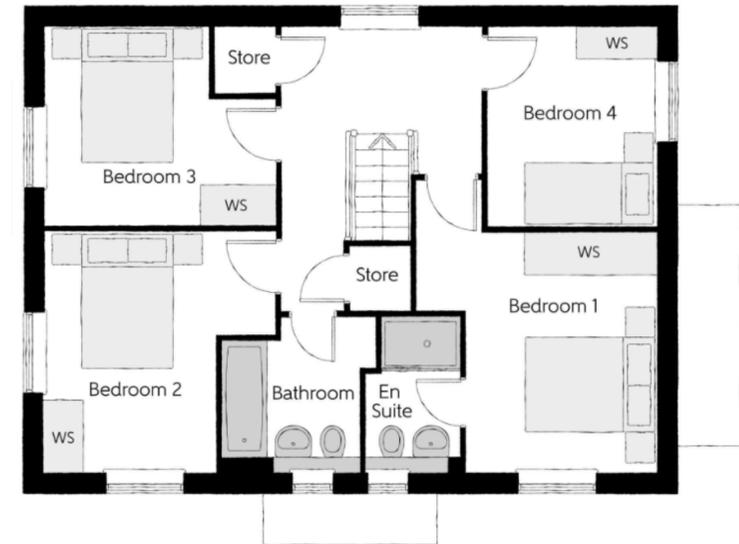
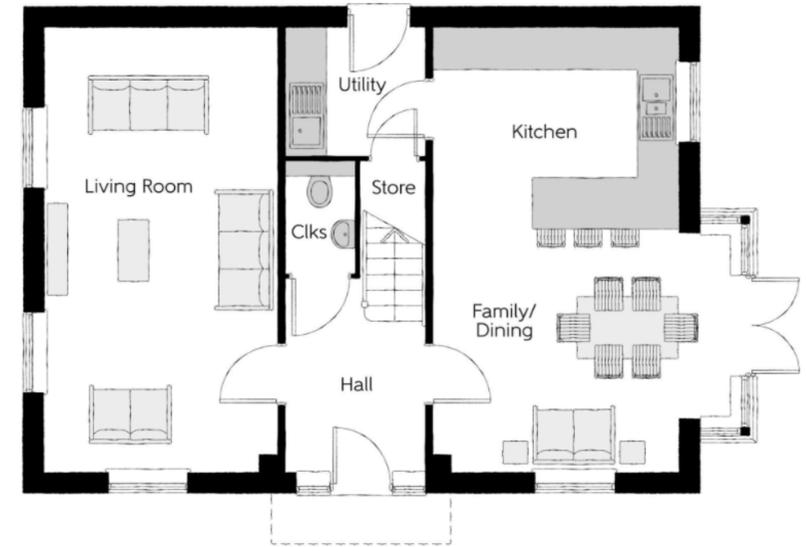
- Hallway
- Living Room: 25'1 x 11'3 (7.65m x 3.43m)
- Cloakroom: 5'5 x 3'4 (1.65m x 1.02m)
- Utility Room: 6'8 x 6'2 (2.03m x 1.88m)
- Kitchen: 11'10 x 10'10 (3.61m x 3.30m)
- Family/Dining Area: 14'5 into bay x 11'6 (4.40m x 3.51m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'1 x 12'0 (4.30m x 3.66m)
- En-Suite Shower Room: 7'5 x 4'9 (2.26m x 1.45m)
- Bedroom 2: 11'7 x 10'9 (3.53m x 3.28m)
- Bedroom 3: 11'7 x 10'5 (3.53m x 3.18m)
- Bedroom 4: 9'7 x 8'6 (2.92m x 2.59m)
- Bathroom: 7'9 x 7'5 (2.36m x 2.26m)

### OUTSIDE

- Rear Garden
- Garage & Off Road Parking



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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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