














## AT A GLANCE

-  Four Generous Double Bedrooms
-  Three Bathrooms - One En-Suite
-  Principle Bedroom With Dressing Room
-  Exquisite Kitchen & Open Plan Dining/Family Area
-  Detached Garage & Private Parking
-  Great Location - Opposite Open Countryside
-  Beautifully Presented
-  1800 Sq Ft Of Accommodation
-  Landscaped Garden
-  Spacious Accommodation Throughout





## ABOUT THE PROPERTY

This exceptional family home, built by the renowned multi-award-winning Cala Homes, offers both style and space, making it an ideal choice for those seeking luxurious living in a peaceful setting. Situated on the edge of a highly sought-after development, the property boasts stunning views of the open countryside, providing a tranquil environment for family life.

Spanning over 1800 square feet, this meticulously presented home was originally designed to accommodate five bedrooms. However, with thoughtful planning, the current owners opted for four generously sized double bedrooms, ensuring each room offers ample space and comfort. The principal bedroom is a standout feature, complete with a modern en-suite shower room and a walk-in dressing area, creating a private retreat within the home. There are two further bathrooms one located on each floor ensuring comfort and convenience for all the family and guests.

The heart of the house is the luxurious kitchen, designed with sleek, fully integrated appliances that offer both functionality and contemporary style. The open-plan dining area, which seamlessly flows from the kitchen, is spacious enough to accommodate not only a large dining table but also a comfortable seating area, making it the perfect space for family gatherings, entertaining guests, or simply enjoying everyday meals together.





## ABOUT THE PROPERTY

For those moments when quiet relaxation is needed, the separate living room provides a peaceful haven, ideal for unwinding after a busy day. The ground floor also includes a convenient W.C. for guests.

Stepping outside, the beautifully landscaped garden is designed for both relaxation and entertainment. With seating areas ideal for soaking up the sun during the warmer months, and designated spaces for outdoor cooking, this garden is perfect for family barbecues or al fresco dining. At the rear of the property, there is easy access to a private driveway and a spacious garage, offering ample parking and additional storage.

Overall, this impressive family home combines modern design with a thoughtful layout, offering spacious living areas, luxurious finishes, and a prime location opposite open countryside. It's a home where comfort meets elegance, making it the perfect place for any family to create lasting memories.







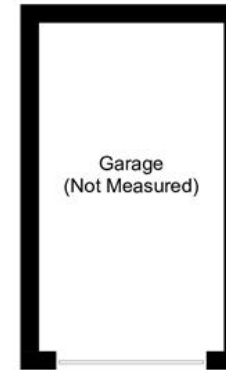






# Heron Close, Chichester

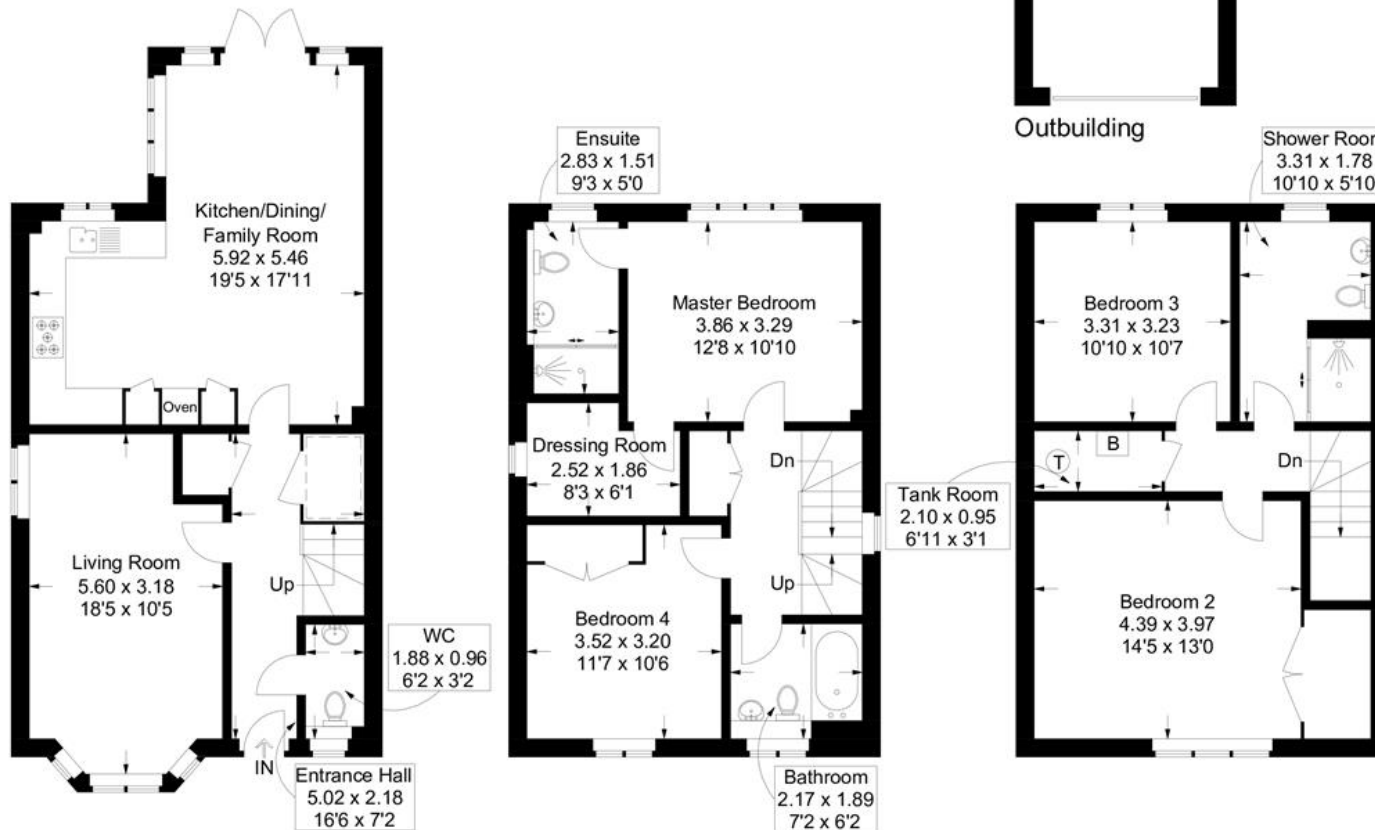
Approximate Gross Internal Area = 151 sq m / 1625 sq ft  
 Outbuilding = 16.9 sq m / 182 sq ft  
 Total = 167.9 sq m / 1807 sq ft



Outbuilding

Garage  
(Not Measured)

Shower Room  
3.31 x 1.78  
10'10" x 5'10"



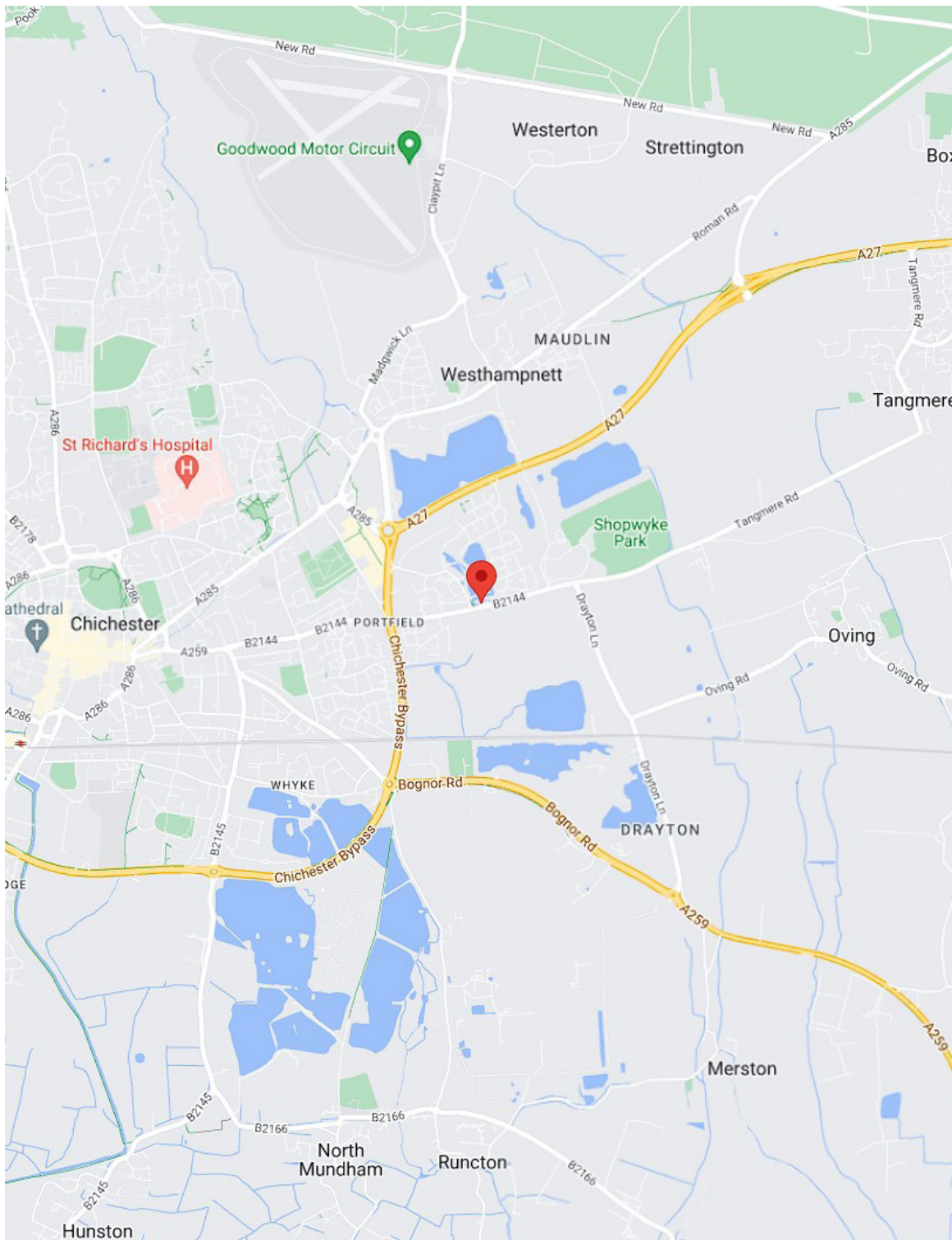
Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## LOCATION

Chichester unlike many cities offers the very best of both countryside and the sea. To the south of the city you have award winning beaches at Witterings and a beautiful marina plus several RYA sailing clubs. To the north of the city you have the South Downs providing endless walks and cycle paths.

Goodwood Racing - comes in two formats. Horse Racing here offers the most spectacular views over the downs as you watch your riders race to the finish line at one of the country's finest courses. Goodwood also has an enviable motor racing circuit which also celebrates the Festival of Speed Superb for any petrol head or Revival which takes you back through the decades and offers a magical day for any age group.

From Chichester you can travel to London Victoria and also Gatwick Airport connecting you with Europe. Or a trip to Gunwharf Quays at Portsmouth by train will also provide much entertainment.

Chichester also has the famous Festival Theatre. This unusual hexagon theatre offers some of the very best shows and plays from the West End.



## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## PROPERTIES



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