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## **Key Features**

- **\*\* OPEN EVENT SATURDAY 21ST MARCH - BY APPOINTMENT ONLY \*\***
- Modern three-storey family home in the popular Cissbury Chase development
- Four generous double bedrooms
- Three Bath/shower rooms
- Spacious, light-filled double-aspect living room
- Open-plan kitchen/dining room with direct access to the rear garden
- Separate utility room and ground floor cloakroom/WC
- Low-maintenance rear garden with patio, artificial lawn, and decking
- Carport plus allocated parking space
- Council Tax Band D | EPC Rating B | Freehold

We are delighted to offer this stunning modern built three-storey family home, situated within the highly desirable Cissbury Chase development in Tarring. Boasting four generous double bedrooms, spacious living areas, and a low-maintenance garden, this versatile home is perfectly suited to modern family life, offering both style and functionality in a convenient location close to local schools, shops, parks, and the mainline railway station.

This beautifully presented home has been thoughtfully designed across three floors to provide flexible and practical accommodation. On the ground floor, a welcoming entrance hall leads to a double-aspect living room, filled with natural light, and a spacious open-plan kitchen/dining room at the rear, ideal for family gatherings and entertaining. Doors from the kitchen open onto a low-maintenance rear garden featuring a patio, artificial lawn, and decking. A separate utility room and ground floor cloakroom/WC add to the practical layout.

The first floor houses two double bedrooms, including the principal bedroom with a private ensuite shower room, alongside a modern family bathroom. The top floor offers two further spacious double bedrooms, ideal for children, guests, or a home office, accompanied by an additional shower room.

Externally, the property includes a carport and an additional allocated parking space, enhancing convenience. Combining contemporary design, generous living space, and an attractive, low-maintenance garden, this home offers everything a modern family could desire in a sought-after Tarring location.

### **Estate Management Charge**

There is an annual estate management charge paid by all residents which we are awaiting the most recent amount from the sellers



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