



Bell & Blake
SALES & LETTINGS

38 Worcester Road, Chichester, West Sussex, PO19 5DZ

Guide Price £799,950

38 Worcester Road, Chichester, West Sussex, PO19 5DZ



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4



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- Stunning detached family home
- 4 good size bedrooms all with wardrobes
- Extended with scope to extend further (STPP)
- Well positioned in a quiet location on the development
- Sought after East Broyle location
- Landscaped rear garden with infinity swim spa
- Recently fitted bespoke Kutchenhaus kitchen

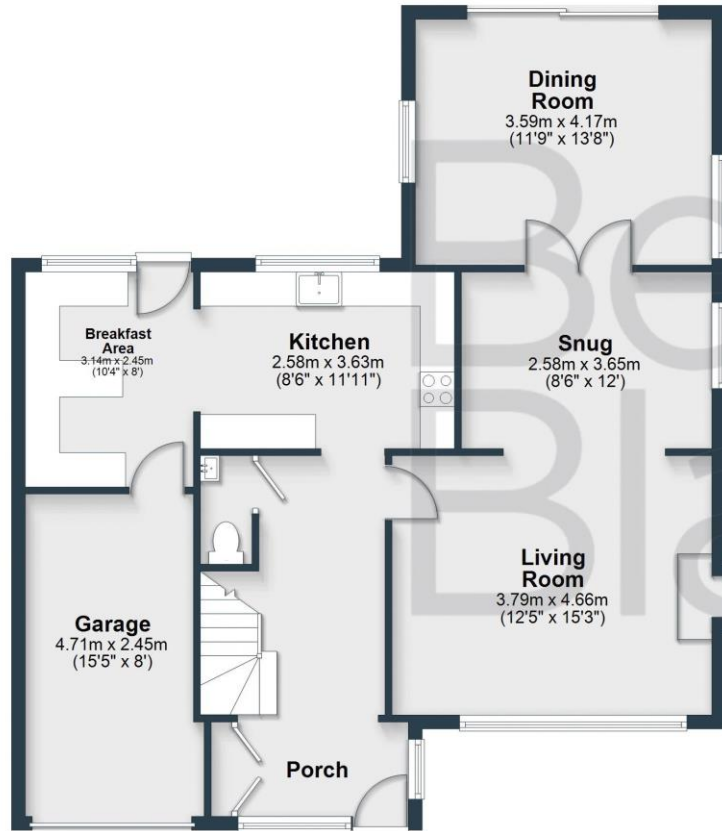
Impressive Four-Bedroom Detached Family Home – Broyle Estate, Chichester
Located in the highly desirable Broyle Estate on Worcester Road, this beautifully extended four-bedroom detached home offers generous and flexible living space, perfect for modern family life. Ideally situated close to both Jessie Younghusband Primary School and the Ofsted 'Outstanding' Bishop Luffa Secondary School, this home combines convenience with exceptional quality. Extended to the front, side, and rear, the accommodation is arranged over two floors and is both bright and spacious throughout. The ground floor features a welcoming entrance hall with cloakroom, a generous sitting room with feature fireplace, and a sunroom/home office—ideal for remote working or relaxing. A triple-aspect dining room provides an excellent entertaining space, flowing seamlessly into the bespoke Kutchenhaus kitchen/breakfast room, which enjoys views and direct access to the rear garden. An integral garage adds further convenience and storage. Upstairs, there are four well-proportioned bedrooms, all with built-in wardrobes and a beautifully appointed modern family bathroom along with a separate shower room with double vanity units. The landscaped rear garden is a standout feature—perfect for families and those who love to entertain, with a large patio, lawn, mature flowerbeds, a pond, and a recently installed infinity swim spa offering year-round enjoyment. To the front, there's a well-kept lawn, driveway parking for two vehicles, and access to the single garage. With easy access to Chichester city centre, local amenities, and Centurion's Way for walking and cycling, this is a superb family home in a much sought-after location. Early internal viewing is highly recommended to appreciate the space, quality, and lifestyle this fantastic property has to offer.

Council Tax Band: E



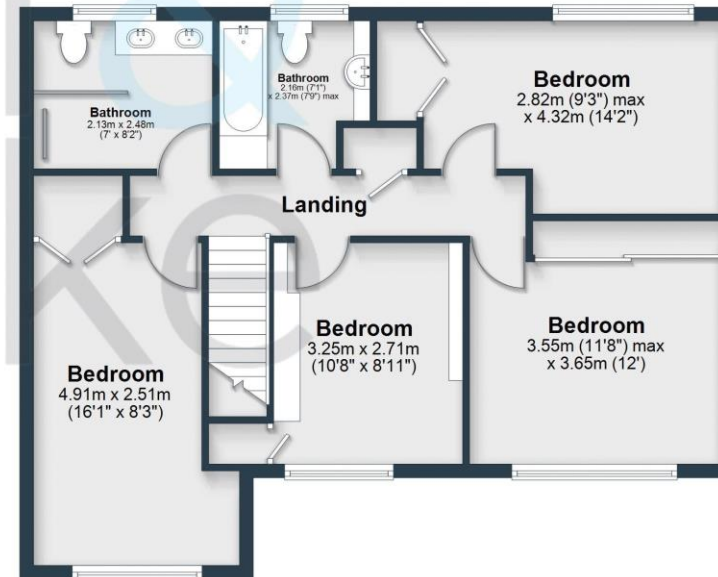
Ground Floor

Main area: approx. 75.9 sq. metres (817.0 sq. feet)
Plus garages, approx. 11.6 sq. metres (124.6 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Main area: Approx. 145.6 sq. metres (1567.5 sq. feet)

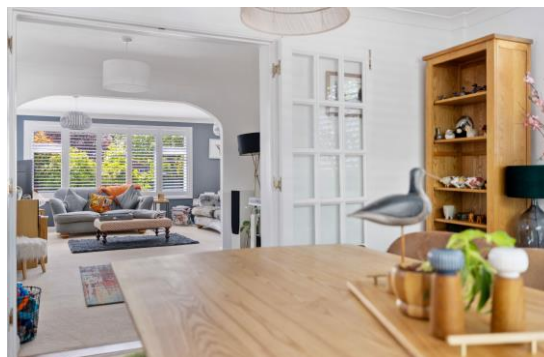
Plus garages, approx. 11.6 sq. metres (124.6 sq. feet)

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Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	79
EU Directive 2002/91/EC		
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