

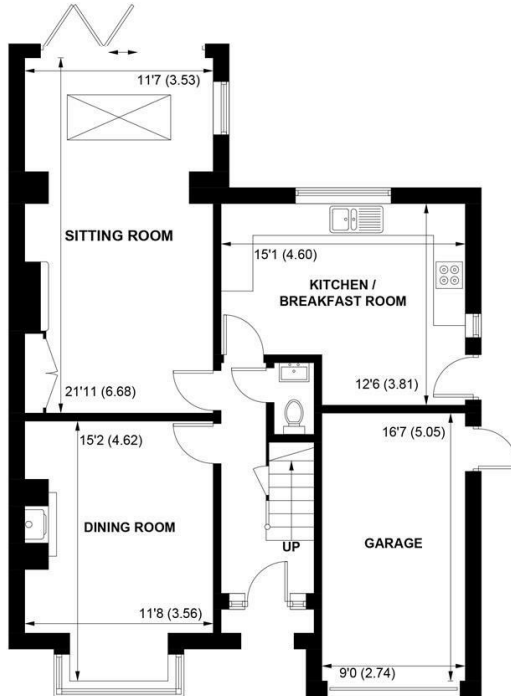
SW

Sims Williams



84, BROYLE ROAD, CHICHESTER, WEST SUSSEX, PO19 6BE





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1443 SQ FT / 134.1 SQ M

GARAGE = 148 SQ FT / 13.8 SQ M

TOTAL = 1591 SQ FT / 147.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

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# £699,995 Freehold

84, BROYLE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 6BE

- Semi Detached Family House
- 22' Sitting Room
- Dining Room
- Stylish Fitted Kitchen
- Main Bedroom With Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Garage & Parking
- Stunning Rear Gardens

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = E

This beautifully presented 4 bedroom semi detached house which has been stylishly presented by the current owners to create a lovely family home.

The welcoming hallway has stairs to the first floor and there are doors to the reception rooms and fitted kitchen. Under the stairs is a cloakroom with basin and WC.

The sitting room has an open fireplace and lovely exposed floorboards leading to bi fold doors which open out onto a large terrace. The dining room which is at the front of the house has a large rectangular bay window and an open fireplace with cast iron log burning stove.

The stylish kitchen has ample counter tops with a comprehensive range of cupboards and drawers. There are integrated SMEG appliances and space for a table and chairs. Views over the rear garden and door to the side.

There are 4 double bedrooms on the first floor with the main bedroom having a shower room en suite. There is a family bathroom with bath and separate shower plus a wash basin and WC.

The loft space is enormous and subject to planning you might add a further 2 bedrooms and a bathroom.

Outside there is a driveway for 2 vehicles and a single garage. The rear gardens are a real delight being mature and thoughtfully laid out with fruit trees and a patio area with outside lighting.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

Follow the Broyle Road north from the Northgate Roundabout passing the Festival Theatre on the right and Oaklands Park. On passing the Nuffield hospital a further 100 yards along, the property is on the left hand side.



