

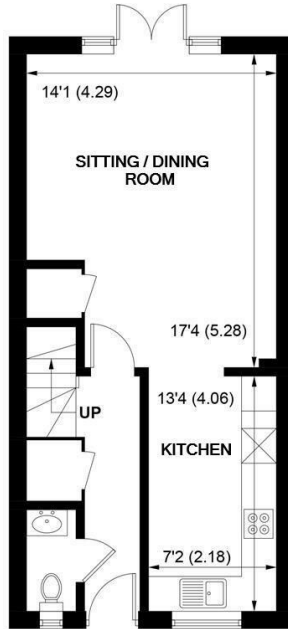
SW

Sims Williams

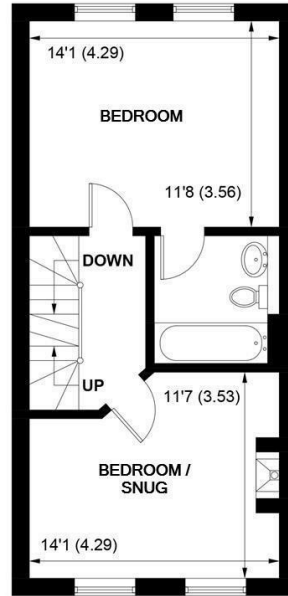


93A, BROYLE ROAD, CHICHESTER, WEST SUSSEX, PO19 6BE

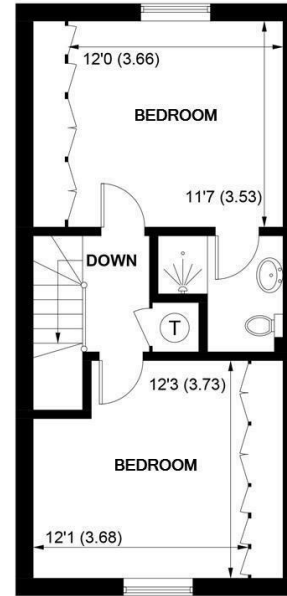




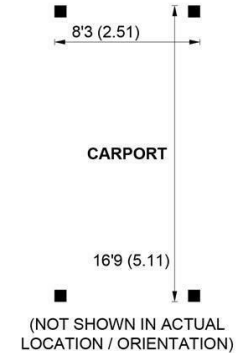
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1337 SQ FT / 124.2 SQ M

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

£605,000 Freehold

93A, BROYLE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 6BE

- Impeccably Presented Townhouse
- Popular Chichester Location
- No Onward Chain
- Open Plan Kitchen/Living Area
- Sylvarna Kitchen & Integrated Appliances
- 4 Double Bedrooms
- 2 Bathrooms
- Front & Rear Gardens
- Carport & Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

An impeccably presented townhouse located on the outskirts of Chichester, yet within easy reach of the city centre.

The property is offered for sale chain-free and the stylish accommodation is arranged over 3 floors. The entrance hall has stairs to the first floor and door to the downstairs cloakroom.

The light and spacious open-plan kitchen/living area is double aspect, with a stylish Sylvarna kitchen, quartz work surfaces and integrated appliances. The living area has ample room for table and chairs and opens onto the rear garden.

To the first floor there are 2 bedrooms, one of which is currently utilised as a sitting room and en suite bathroom. A further staircase leads to 2 further bedrooms, with an additional en suite.

Outside the front garden is low-maintenance with attractive planting. The rear garden has been cleverly landscaped to create raised beds, patio seating areas and a gate provides access to the timber car port.

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 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...

From the Broyle Road proceed north from the Northgate Roundabout passing the Festival Theatre on the right and Oaklands Park. The property will be found on the left hand side, just before the turning into Wolfe Close.



