



5 Guildford Place

East Broyle, Chichester, West Sussex PO19 5DU

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



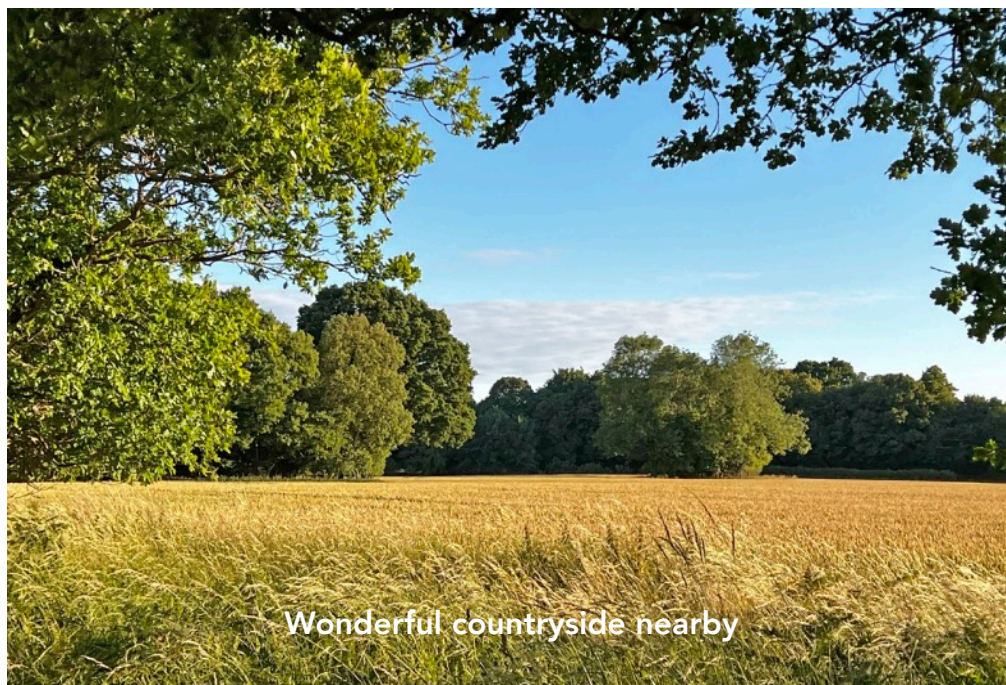


Less than a mile to the city centre

5 Guildford Place

East Broyle, Chichester, West Sussex

A superbly presented detached house, with bright spacious versatile accommodation comprising, 4/5 bedrooms, 3 bathrooms, sitting room, excellent modern kitchen/dining/family room and a delightful westerly aspect rear garden, well located in a cul-de-sac, less than a mile from the city centre.



Wonderful countryside nearby

THE PROPERTY

4/5 Double Bedrooms
3 Bathrooms (1 en-suite)
Reception hall
Kitchen/Dining/Family room
Sitting room
Utility room
Cloakroom/WC/Shower room

OUTSIDE

Own drive Garage, Timber Shed/Store
Parking area for numerous vehicles
Beautifully landscaped private garden
with a westerly rear aspect

**Within reach of the city centre
and nearby countryside**

THE PROPERTY

5 Guildford Place is superbly presented and well appointed modern detached house with bright and spacious versatile accommodation. Upon entering the house there is a welcoming reception hall with doors leading to the front playroom/5th bedroom and doors lead to the utility room and a separate cloakroom/wc/shower room. From the hall a door leads in the front sitting room. There are storage cupboards in the hallway and a door leads into the stunning 32ft kitchen/dining/family room, which features a large roof lantern and has a comprehensive range of wall and base units with built in appliances, two ovens, extensive worktops and a hob with extractor hood and a central island breakfast bar. The dining area open plan to the family room with bi-folding doors leading out the extensive sundeck and lovely rear garden.

From the reception hall a staircase rises to landing with doors leading to four bedrooms and excellent large modern family bathroom comprising, bath, wash basin, wc and shower cubicle. The principal bedroom has a superb en-suite modern shower room comprising: shower cubicle, wash hand basin and wc. The house is beautifully presented throughout and has a comfortable atmosphere, set well back on its plot with a front garden and delightful west aspect rear garden.















CHICHESTER Cathedral city

5 Guildford Place is quietly tucked away on the popular East Broyle estate, less than a mile north of the city. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. There are beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Jessie Younghusband Primary school, Chichester Free school, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Chichester University, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.



GARDENS & GROUNDS

5 Guildford Place is approached from a leafy cul-de-sac, leading into a driveway with parking for a number of vehicles in front of the attached garage. There is a neatly kept front lawn and pathway with a separate side entrance leading to the rear garden, which has a good degree of privacy and is superbly kept, enclosed with timber fencing, bordered with flower beds and a variety of shrubs, small trees and expanse of lawn with a recessed trampoline level with the lawn and a large timber shed and pathway. Leading out from the house there is an impressive full width raised decked area and delightful sun-trap westerly aspect.



COMMUNICATION & TRAVEL LINKS

Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (17 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/ A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe, distances and times are approximate and travel times may vary.







5 Guildford Place, Chichester, PO19 5DU

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft

Outbuilding = 7.4 sq m / 80 sq ft

Total = 190.8 sq m / 2054 sq ft



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.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering Beach



Chichester Harbour & The South Downs

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage.

Note: Any buyers surveyor should inspect and verify all services.

COUNCIL TAX Band: F Year 2025/26: £3,375.76

EPC Rating: C

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

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Viewing by Appointment

Michael Cornish - Chichester

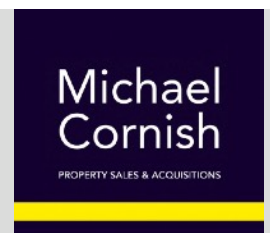
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