

White & Brooks

CHICHESTER

£895,000

Guildford Place • Chichester • West Sussex

“Five Bedroom Detached Property with One Bedroom Self Contained”



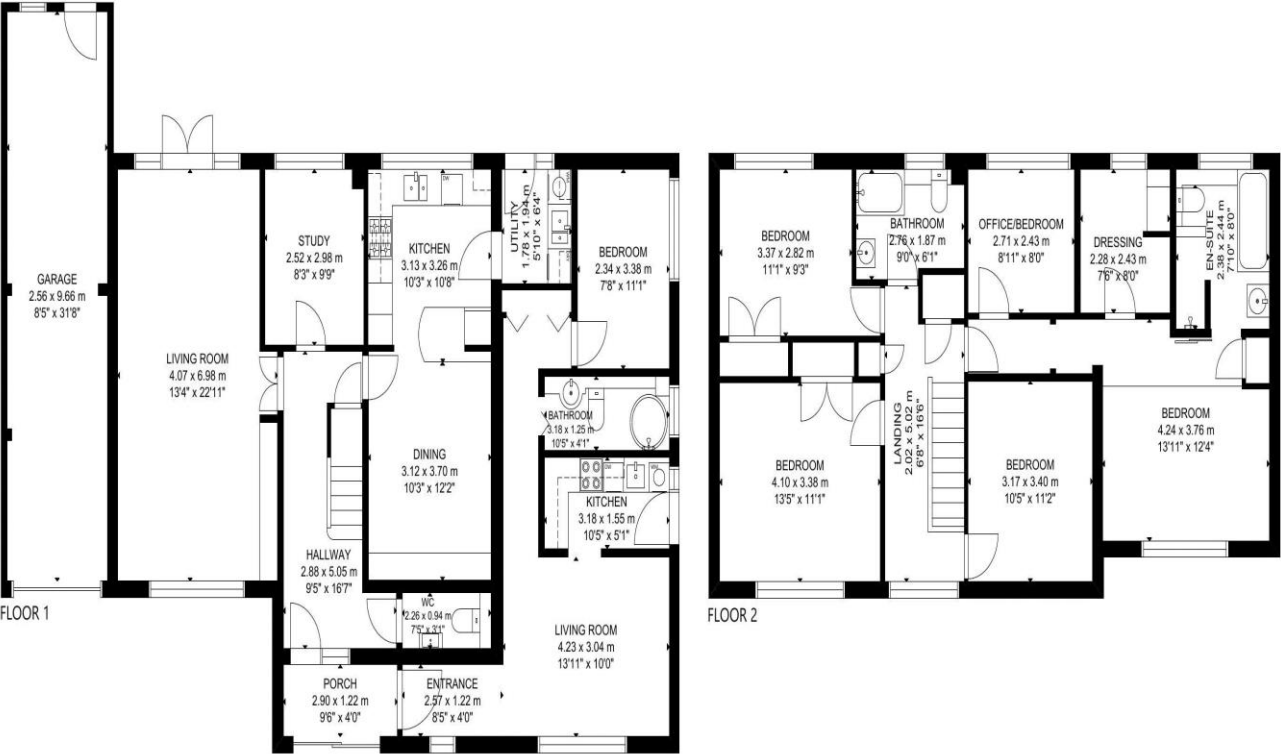
- ❖ Spacious Open Plan Kitchen/Dining Room + Further Utility Room
- ❖ Living Room
- ❖ Main Bedroom Suite with En Suite and Separate Dressing Room
- ❖ Four Further Bedrooms
- ❖ Family Bathroom
- ❖ One Bedroom Annexe with Bedroom, Living Room, and Kitchen
- ❖ Ample Parking
- ❖ Charming Rear Garden
- ❖ Sought After Location to the North of Chichester City Centre

About The Property

A rare opportunity has arisen to purchase this spacious and diverse five bedroom detached family home which has lots of character and includes a one bedroom self-contained annexe with its very own private garden, set in a quiet cul-de-sac in the sought after Broyle area of Chichester. The property boasts considerable accommodation and benefits from five bedrooms and a study, the present owner is using the 5th bedroom as a study to create two office spaces within the property, the other one being on the ground floor. The main house comprises a decent size porch that leads into the Hallway which has a really lovely light and open feel to it, a Cloakroom and a spacious open plan Kitchen/Dining Room plus a Utility Room that is accessed from the Kitchen. To the left of the property is a generous size Living Room measuring at 4.07 m x 6.98m and further benefits from having dual aspect windows plus an additional Study. On the First Floor is a landing that leads you to a Family Bathroom and five excellent size Bedrooms - two of which have big built-in cupboards. All bedrooms are spacious and will accommodate a double bed and the main bedroom a super king size bed! The Main Bedroom also benefits from an En-Suite, and a separate walk in Dressing Room. The self-contained, beautiful one bedroom ground floor Annexe with a small courtyard garden gives this property many options and is ideal for a family member, a loved one nearby or to create an annual income of approx. £10,000 - £25,000 by letting it out. The accommodation is accessed from the main porch of the property which in turn leads to a private front door. The Entrance Hall leads to a generous size Living Room, a separate Kitchen, Bathroom and a Double Bedroom. To the Outside, there is ample driveway parking in addition to a tandem garage and to the rear of the property is a charming private and sunny garden. An early viewing is highly recommended to avoid disappointment! The property is situated on the Northern outskirts of Chichester, which is walking distance into the main City Centre, there is also regular bus services available nearby alternatively. Chichester City Centre provides a wide variety of bars, restaurants, cultural, leisure and shopping facilities, including the internationally recognised Festival Theatre, award winning Pallant House Gallery and museums. Other local facilities close by include the Westgate Leisure Centre, Nuffield Health Club and Chichester Gate with its multiplex Cinema. The locally renowned Jessie Younghusband Primary School and Bishop Luffa Secondary School are both within easy reach and are within the catchment area for this property. The nearby area hosts many sailing clubs and marinas provide exceptional facilities for boating and sailing enthusiast of all abilities. West Wittering and East Head offer stunning beaches and a wide choice of recreational and water related sporting facilities. The South Downs National Park can be found to the north of Chichester and provides miles of beautiful walks and rides. Approximately 3½ miles to the North lies Goodwood with its famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. Chichester benefits from a main line rail service to London Victoria (approximately 90 minutes) and the A27 provides access across the Coast to Brighton to the East and Southampton to the West.



Floorplan and EPC



GROSS INTERNAL AREA
 TOTAL: 215 m²/2,319 sq ft
 FLOOR 1: 124 m²/1,335 sq ft, FLOOR 2: 91 m²/984 sq ft
 EXCLUDED AREA: GARAGE: 25 m²/266 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Room Details

Annexe

Living Room 13' 4" x 22' 11" (4.07m x 6.98m)

Porch

First Floor Landing

Living Room 13' 11" x 10' 0" (4.23m x 3.04m)

Primary Bedroom 13' 11" x 12' 4" (4.24m x 3.76m)

Kitchen 10' 5" x 5' 1" (3.18m x 1.55m)

En-suite

Bathroom

Dressing Room 7' 6" x 8' 0" (2.28m x 2.43m)

Utility Room 5' 10" x 6' 0" (1.78m x 1.84m)

Office/Bedroom 8' 11" x 8' 0" (2.71m x 2.43m)

Bedroom 7' 8" x 11' 1" (2.34m x 3.38m)

Second Bedroom 13' 5" x 11' 1" (4.10m x 3.38m)

Main House

Bedroom 11' 1" x 9' 3" (3.37m x 2.82m)

Porch

Bedroom 10' 5" x 11' 2" (3.17m x 3.40m)

Hallway 9' 5" x 16' 7" (2.88m x 5.05m)

Tandem Garage 8' 5" x 31' 8" (2.56m x 9.66m)

Dining Room 10' 3" x 10' 2" (3.12m x 3.10m)

Kitchen 10' 3" x 10' 8" (3.13m x 3.26m)

Study 8' 3" x 9' 9" (2.52m x 2.98m)

