



Old Broyle Road | Chichester | PO19 3PR

Guide Price £1,150,000



hancock

Lettings & Estate Agents

Long Acres

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3PR

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- No Onward Chain
- Five Bedrooms
- Car Port
- Garage
- Close Proximity To Oakwood School
- Virtual Tour
- Detached House
- Three Floors
- Private Driveway
- Easy Access Into City Centre

Hancock and Partners are delighted to present this exceptional five-bedroom detached home, located on the sought-after Old Broyle Road in Chichester. Offered to the market with no onward chain, this property combines modern luxury with generous living spaces, making it an ideal family home. On a plot which is over half an acre in a prime location.

Ground Floor

Upon entering, you are greeted by a grand entrance hallway, flooded with natural light from expansive windows—a central feature that sets the tone for the entire property. The ground floor offers a versatile office with a bay window to the front, a spacious kitchen fitted with ample cupboards, a breakfast bar, and bifold glass doors that open onto the garden. Adjacent to the kitchen is a large reception room, currently utilized as a dining and entertaining space, complete with bifold doors and a skylight for an airy ambiance. The living room boasts generous proportions, a wood-burning fireplace, and additional bifold doors leading to the garden. A convenient cloakroom and additional storage complete the ground floor.

First Floor



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The first floor features four well-proportioned double bedrooms. The master suite includes an en-suite shower room, ample storage, and access to a private roof terrace—perfect for evening relaxation or stargazing. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a spacious family bathroom, fully tiled and fitted with both a bathtub and a walk-in shower.

Second Floor

The expansive fifth bedroom occupies the entire second floor, offering a flexible space with ample storage provided by the eaves.

Outside

The property is set on a generous plot, boasting a beautifully landscaped rear garden approximately 140 feet in length. Surrounded by mature shrubs, trees, and plants, the garden includes a large patio area, perfect for outdoor entertaining. Large garage with electric doors and additional space at the rear which is used as a utility/summer house. Additional features include side access, a newly built carport with space for two vehicles, and a shingled driveway that can accommodate multiple cars.

Location

Situated in a lightly wooded area on the edge of Chichester, the property combines rural tranquillity with proximity to the city's vibrant amenities. Chichester is famed for its historic cathedral, renowned Festival Theatre, and the Goodwood Estate, which hosts events such as the Festival of Speed and Glorious Goodwood horse racing. For sailing enthusiasts, Chichester Harbour and its thriving sailing clubs are easily accessible. The nearby village of Fishbourne offers convenient rail links, a selection of pubs, and a primary school.

This remarkable home truly offers the best of both worlds—peaceful countryside living with the convenience of city amenities just a short distance away.



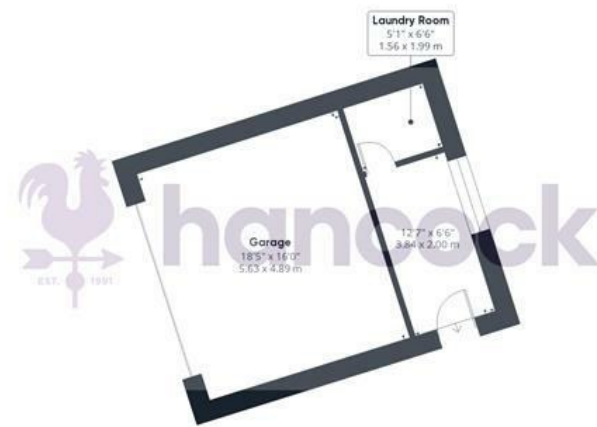
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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