



2 Brook Lea | Chichester | PO20 1NR

Guide Price £795,000



hancock

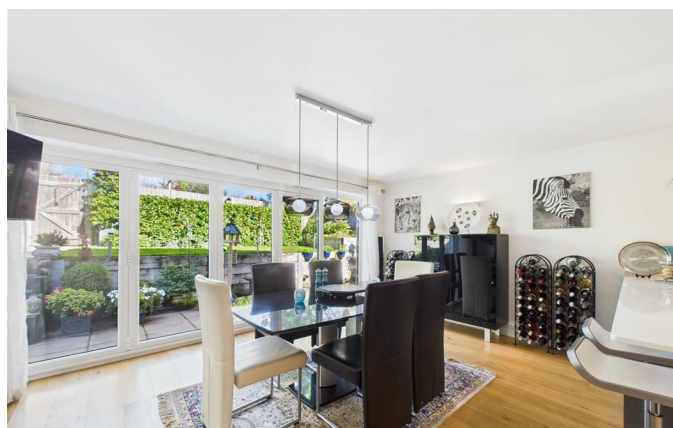
Lettings & Estate Agents

Brook Lea | Chichester | PO20 1NR
Guide Price £795,000

- No Onward chain
- Set Within a Small Prestigious Development
- Ensuite to Principal Bedroom
- Large Kitchen/ Dining Room
- Juliette Balcony with Canal Views
- Excellent Decorative Order
- Stepped Garden onto Chichester Canal
- Carport and parking

Upon entering this beautiful home, you will notice the high specification continues from the outside.

The spacious, open plan kitchen and dining room has bifold doors, engineered wood flooring and an exceptional Sylvarna kitchen with quartz worktops, NEFF appliances, complete with a glass fronted wine fridge. A large sitting room offers a retreat from the hustle and bustle of the kitchen and with a large window looking on to the landscaped garden, this is a wonderful space to relax or entertain. A useful study, utility room and cloakroom complete this floor. On the first floor, the principal bedroom has a juliette balcony for uninterrupted views of Chichester Canal. The ensuite bathroom benefits from a separate shower. There are three further bedrooms, of which bedroom two has an ensuite. Bedroom four has been designed by the current owners as a dressing room, this could easily be returned to a bedroom to suit your requirements.



what3words ///

school.tower.noting



Outside

The beautifully maintained garden is on two levels with stone effect paving on the lower level, whilst laid to lawn on the upper. A private gate gives direct access to the canal tow path. There is a carport and a block paved driveway for ample parking.

Location

The property is located in a small, private development in the village of Hunston. Hunston sits to the South of the city of Chichester. The village has brilliant transport links to the seaside town of Selsey and a local public house, post office and shop. Chichester itself offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

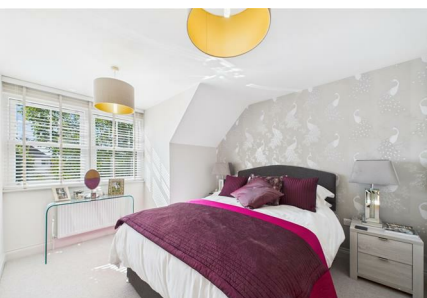
Information

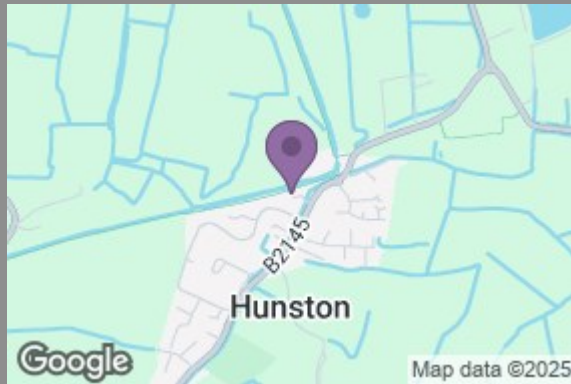
Tenure - Freehold

Council Tax Band – F


Broadband Speed - Up to 80mbps

Mobile Coverage - EE, Three, O2





Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | 85 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk