

CHARLES PECK

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80 Broyle Road, Chichester, PO19 6BE **Guide Price £599,950**

A well-proportioned and light semi-detached family home with a large, west facing rear garden, driveway parking and enormous potential to extend (subject to planning), situated within the popular Summersdale area of Chichester, close to local amenities and schools.

Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Downstairs shower room | Three bedrooms | Family bathroom

Driveway parking | Large west facing garden

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Location

The desirable Chichester suburb of Summersdale lies just to the north of the City's historic centre and offers many local amenities which include two public parks, two convenience stores, a gym and a GP's surgery and there is also a popular primary school within easy reach. The world renowned Goodwood Estate lies a short drive to the north with much enjoyment to be had at its many motor car and horse racing events with golf enthusiasts also enjoying its two famous courses. Chichester city centre lies just a short distance to the south and has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters a haven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (blue flag beach) and East Head, the latter offering well preserved sand dunes.

Accommodation

The light, airy and well-proportioned accommodation is arranged over two floors and offers enormous potential yet is well-presented and homely throughout and to the rear has a westerly facing aspect. As you enter on the ground floor there is an entrance hall which leads to a spacious sitting room, complete with fireplace and large bay window. Moving through the property there is a ground floor shower room and to the rear a large, open plan, kitchen/dining room offering a lovely, raised outlook over the westerly facing garden. Just off the kitchen lies a useful utility/boot room with access out into the garden. On the first floor, off a central and light landing there are three bedrooms and a family bathroom.

Entrance hall

Sitting room 15'9 x 12'6 (4.80m x 3.81m)



Dining room 19'5 x 11'0 (5.92m x 3.35m)

Kitchen 13'0 x 8'0 (3.96m x 2.44m)

Utility room 7'7 x 5'0 (2.31m x 1.52m)

Shower room

Bedroom one 15'11 x 11'9 (4.85m x 3.58m)

Bedroom two 11'0 x 11'0 (3.35m x 3.35m)

Bedroom three 8'3 x 7'5 (2.51m x 2.26m)

Bathroom

Outside

To the rear lies a good sized, west facing garden which is enclosed by high level box hedging and fencing and within is mainly laid to lawn. The garden offers ample space to build a home office/studio if required. Adjoining the rear of the property is a raised decking area, perfect for catching the afternoon sun and for children to play within easy sight and there is good side access to the front. The rear of the property does lend itself to extending the current accommodation (subject to planning). To the front of the property there is ample gravelled, driveway parking accessed off Broyle Road.

Tenure

The property is freehold.

Council tax band

E.

General remarks

To view please telephone us on 01243 816666 to make an appointment.


Note

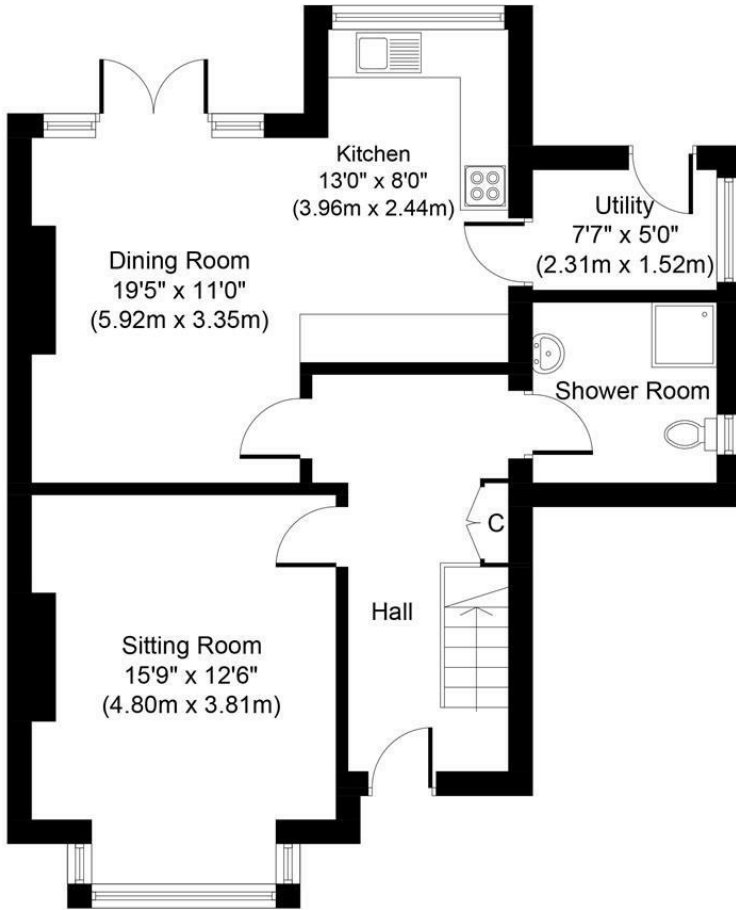
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

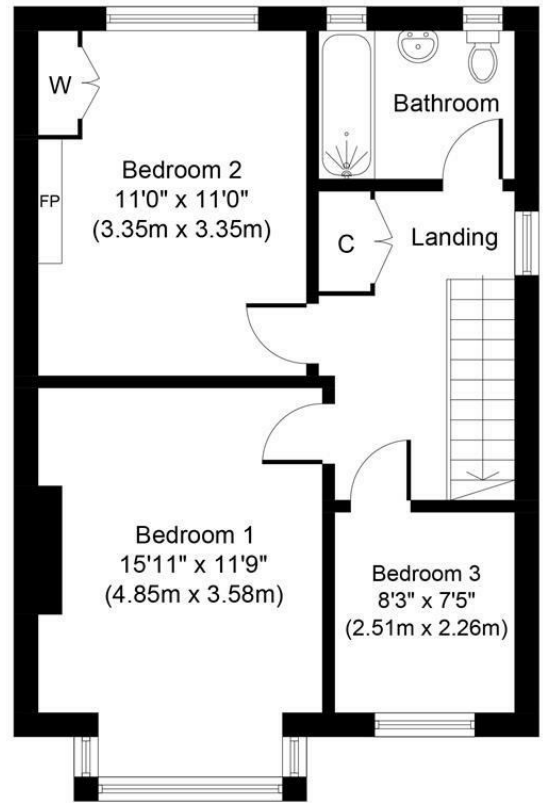
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Ground Floor
Approximate Floor Area
670 Sq. ft.
(62.2 Sq. m.)



First Floor
Approximate Floor Area
541 Sq. ft.
(50.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.