

CHARLES PECK

Sales • Lettings • Valuers



52A Broyle Road, Chichester, PO19 6BA

£560,000

An extended three bedroom semi detached house with garage and parking to the rear, standing opposite Oaklands Park just a short distance from Chichester City Centre.

Entrance hall | Sitting room | Open plan dining kitchen | Snug/Office | Downstairs WC | Three bedrooms | Shower room | Gas central heating | Double glazing

Front garden | South westerly facing rear garden | Garage | Workshop | Parking space

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

Broyle Road is located within the popular Summersdale area just to the north of Chichester's historic centre and renowned Festival Theatre. Leafy and tree lined Summersdale has a number of open parks and local amenities which include a convenience store and GP surgery. A short drive to the north are the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south of the city is the Chichester Harbour area, its calm waters popular with sailors and within the harbour lie the beaches at West Wittering and East Head.



Entrance hall

Sitting room 13'9 x 13'7 (4.19m x 4.14m)

With feature fireplace.



Downstairs WC

With wash basin and WC

Snug/Office 11'10 x 11'9 (3.61m x 3.58m)

Dining / Kitchen / Breakfast room 21'4 x 19'1 (6.50m x 5.82m)

A modern kitchen fitted with drawers and cupboards, ceramic sink, gas hob, extractor hood, oven, microwave, fridge freezer, integrated dishwasher, heated towel rail and cupboard housing the gas central heating boiler.



Landing

Bedroom one 15'4 x 12'2 (4.67m x 3.71m)

With built-in furniture.

Bedroom two 11'11 x 10'8 (3.63m x 3.25m)

Bedroom three 8'2 x 7'1 (2.49m x 2.16m)

Shower room

With shower cubicle, wash basin, WC and heated towel rail.



Outside

To the front of the property is an area of garden with mature shrubs and trees and a pathway leading to the front door. There is a pathway leading down the side of the house to the attractive rear garden with mature shrubs and a large area of paving with pergola. To the rear of the garden is a garage and workshop approached via a shared drive.

Garage 14'8 x 11'5 (4.47m x 3.48m)

With parking space in front.

Workshop 14'11 x 6'10 (4.55m x 2.08m)

Tenure

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

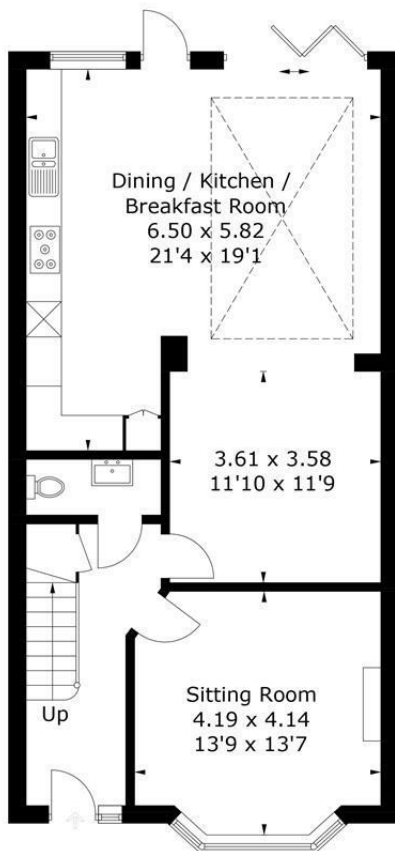
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



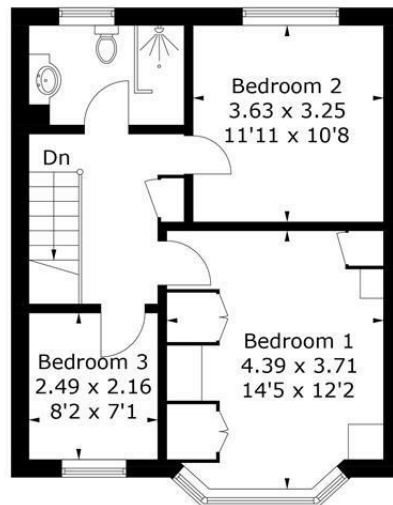
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Broyle Road, PO19

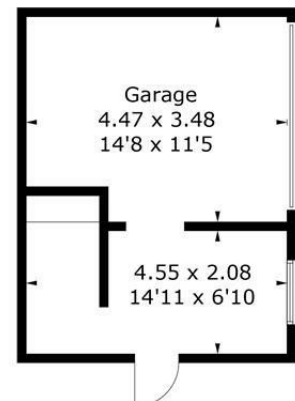
Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft
Garage = 25.6 sq m / 275 sq ft
Total = 149.2 sq m / 1605 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1074395)