

# CHARLES PECK

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## **8 Gloucester Way, Chichester, PO19 5DL** **Guide Price £720,000**

A spacious and light detached family home with a large, south facing rear garden, a garage and ample driveway parking, set on a slightly elevated plot within the desirable East Broyle area of Chichester.

**NO ONWARD CHAIN**

**Entrance hall | Sitting/Dining room | Kitchen | Utility | WC | Four bedrooms | Bathroom | Gas central heating | Double glazing**

**Driveway | Garage | South facing rear garden**

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## Location

East Broyle has many leafy treelined, quiet roads and is within walking distance of Chichester's many city centre amenities. There are popular schools close by along with the renowned cycle route/footpath of Centurion Way. The latter providing a safe route south into the city centre and north right up into the rolling foothills of The South Downs National Park and the famous Goodwood Estate. To the south of the city lie the calm waters and inlets of Chichester Harbour, a popular area with sailors and at the mouth of the harbour lie the beaches of West Wittering and East Head.

## Accommodation

The spacious accommodation has a southerly facing rear aspect. On the ground floor there is a large entrance hall which leads to a fitted kitchen and a spacious and light sitting/dining room, the latter runs front to back of the ground floor accommodation and has French doors out into the garden. A useful utility room and a garage with up and over entrance complete the ground floor. On the first floor, off a central landing there are three double bedrooms, a single bedroom and a family bathroom.

### Entrance hall

Sitting/Dining room 21'3 x 15'6 (6.48m x 4.72m)

Kitchen 13'1 x 12'0 (3.99m x 3.66m)

Utility 13'4 x 8'4 (4.06m x 2.54m)

### WC

### Landing

Bedroom one 11'11 x 10'9 (3.63m x 3.28m)

Bedroom two 10'8 x 9'0 (3.25m x 2.74m)

Bedroom three 10'3 x 8'10 (3.12m x 2.69m)

Bedroom four 7'6 x 6'10 (2.29m x 2.08m)

### Bathroom



## Outside

A key feature is the rear garden, a good size, south facing and mainly being laid to lawn with mature shrubs planted throughout. There are also a south facing terrace and a side gate for access. The rear garden is enclosed by high wood panelled fencing. To the front there is ample gravelled, driveway parking for a number of vehicles and a front garden of mature shrubs.

**Garage 16'1 x 9'9 (4.90m x 2.97m)**

**Council tax band**

E

**Tenure**

Freehold

**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**

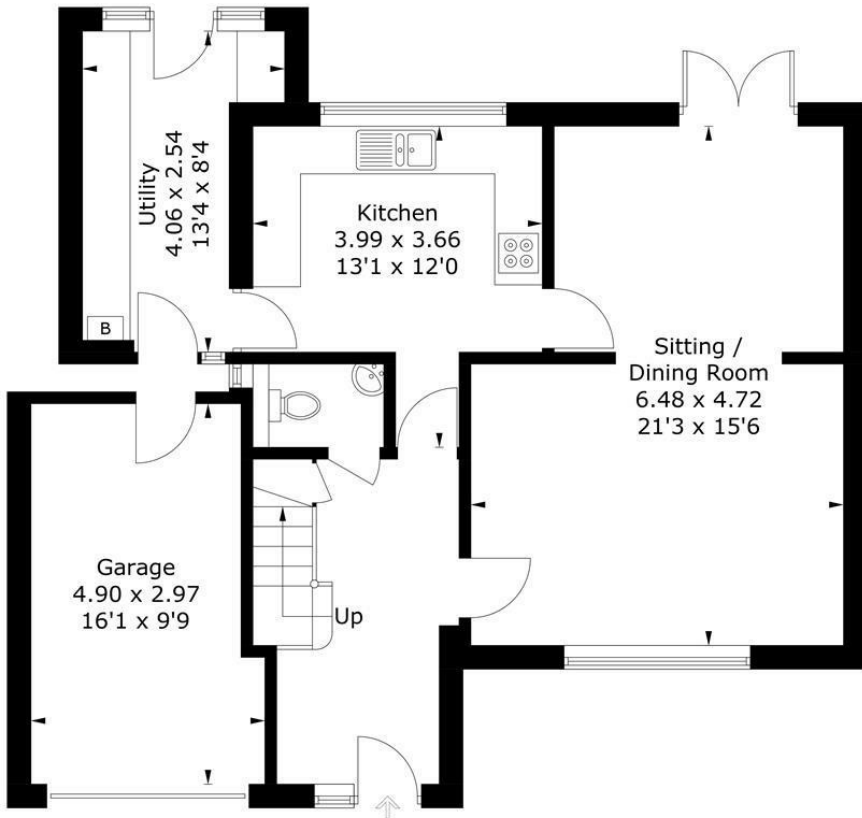
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



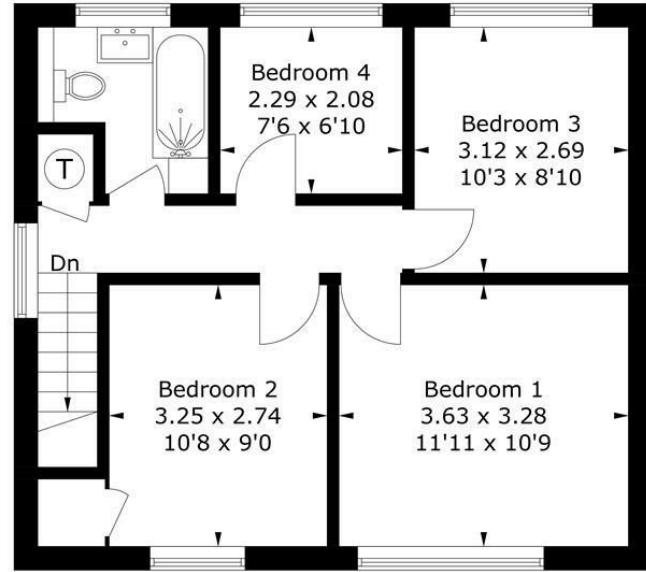
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

## Gloucester Way, PO19

Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 124.0 sq m / 1335 sq ft



**Ground Floor**



**First Floor**

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. (ID1122261)