



48 Broyle Road, Chichester

Semi-detached house offering great potential for updating & modernisation



- ▶ Immediate 'Exchange of Contracts' available
- ▶ Semi-detached house
- ▶ Close to city centre
- ▶ Two bedrooms
- ▶ West facing rear garden
- ▶ Sold via 'Secure Sale'
- ▶ Updating and modernisation required
- ▶ Two reception rooms
- ▶ No forward chain
- ▶ Two garages and parking

Offered for sale with vacant possession, this semi-detached house offers great scope and benefits from a west facing garden, with parking and two garages at the end. It is located just to the north of the city centre, within a short walk of the Festival Theatre, and overlooks Oaklands Park to the front.

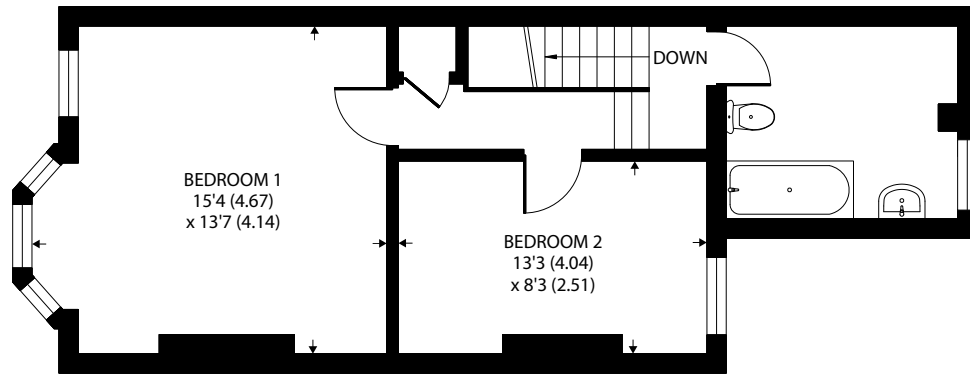
The house is in need of updating and modernising however does retain some period features including wooden floor boards, picture rails and feature fireplaces. There are two reception rooms on the ground floor along with a kitchen needing complete refurbishment. Completing the ground floor accommodation is a cloakroom. On the first floor there are two bedrooms with the main bedroom overlooking Oaklands Park. There is also a large bathroom.

Outside, there is a small low wall front garden and path leading down the side of the property to the rear. The rear garden is mainly laid to lawn with mature shrub borders. There is a pedestrian gate at the rear leading to the garages.

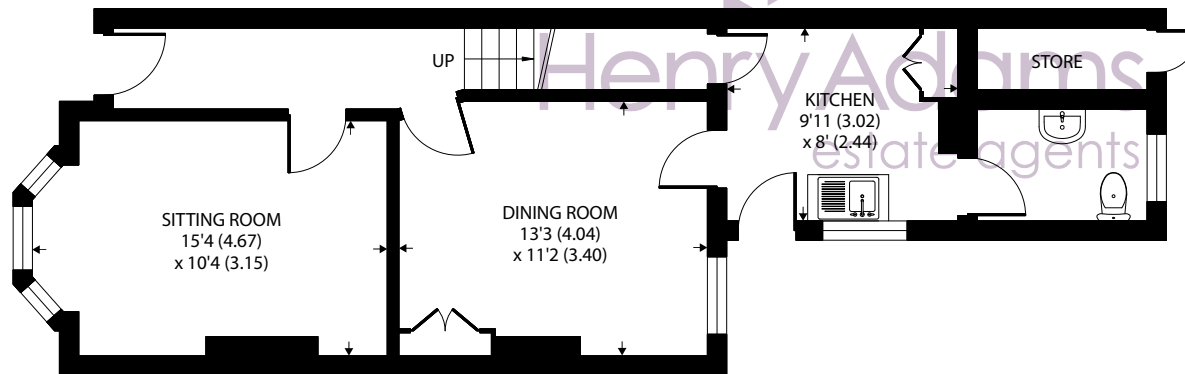
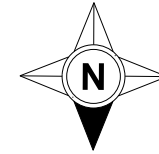
The garages to the rear can be reached via Little Breach. On entering Little Breach take the second cul-de-sac on the right and in the left hand corner pass the garages and turn left where you will find the garages to the property straight ahead. The garages are located in a compound owned by CDC, they currently charge an annual license fee of £55. The garages themselves are privately owned as part of the main property. what3words.com/drag.zone.decreased.

Chichester District Council - 24/25 Tax Band E £2,719.56

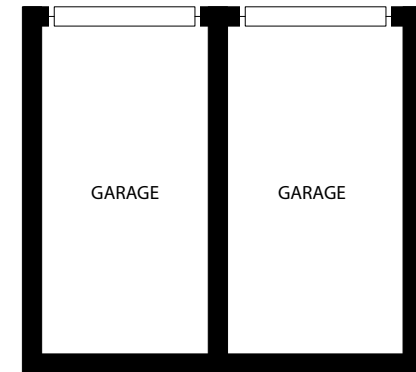




FIRST FLOOR



GROUND FLOOR



Approximate Area = 1005 sq ft / 93.4 sq m (excludes garages)

Store = 20 sq ft / 1.8 sq m

Total = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival . There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed north along the A286 Broyle Road (signposted to Midhurst). After approximately 0.3 of a mile, the property is on the left.

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