



99 Worcester Road, Chichester, PO19 5EB

Guide Price £699,950

99 Worcester Road, Chichester

A stunning family home that must be seen to be fully appreciated.

- 1,690 sqft extended detached house
- Spacious kitchen/dining/family room
- 21' dual aspect sitting room
- Ground floor bedroom and shower room
- Home office
- Three first floor bedrooms all with en-suites
- Landscaped rear garden
- Garage
- Driveway with parking for three/four vehicles

Located in the sought-after East Broyle area of Chichester, 99 Worcester Road is a beautifully extended detached family home offering spacious and versatile living across two floors.

At the heart of the home is the magnificent kitchen/family/dining space plus snug area, bright, open areas designed for modern living. A set of bi-folding doors opens directly onto the garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with exceptional cabinetry, integrated appliances and benefits from a separate utility and boot room. Each zone within this open-plan space has been thoughtfully designed, perfect for both entertaining and family time.





Also on the ground floor is a dual-aspect living room with bi-folds opening onto the patio, a dedicated home office/study, a WC and a ground-floor double bedroom with an adjacent bathroom, ideal for guests or multi-generational living.

Upstairs, you'll find three double bedrooms, each with its own private en-suite, all finished to a high standard. The principal suite includes fitted wardrobes and a luxurious bathroom with both bath and shower facilities.

Outside, the landscaped rear garden is designed for relaxation and entertaining, featuring a patio dining area, BBQ space with a fitted kitchenette, Egg BBQ, wine cooler and a separate outdoor lounge area. Raised beds and lawn areas give the garden distinct zones and character.

To the front, there is off-road parking for three/four vehicles, along with a garage fitted with an electric door.

Chichester District Council - 25/26 Tax Band E £2,856.40 EPC-C









Worcester Road, Chichester , PO19

Approximate Area = 1690 sq ft / 157 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Location - Situated on the highly sought after East Broyle estate, the property is within easy access to the city centre shopping precinct, renowned Festival Theatre and local schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 superb 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 west out of Chichester along the B2178 (St Pauls Road). After approximately half a mile turn right into Norwich Road (East Broyle Estate). Take the first left into Worcester Road, follow the road up the hill and round to the right where number 99 is on the right after the first turning on the right. what3words - parks.splice.bets





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk/

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