



Worcester Road | | Chichester | PO19 5DZ

£760,000



Worcester Road | Chichester | PO19 5DZ £760,000

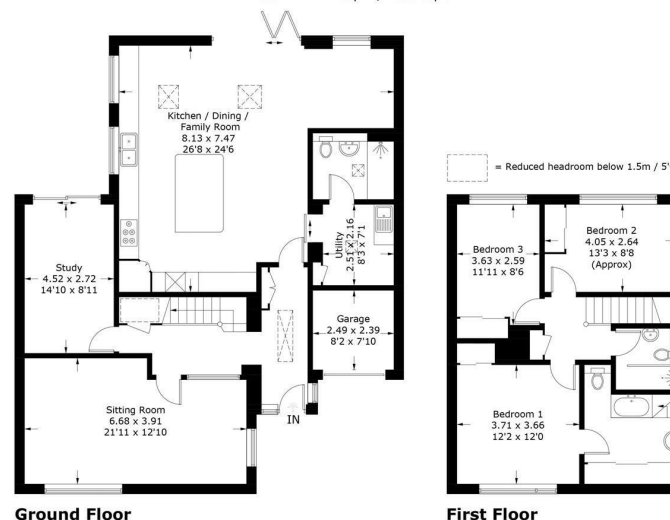
An exceptional detached house on the edge of the East Broyle Estate, which has been subject to extensive alterations and improvement to a very high standard, as well as extension on the ground floor, creating a light, airy and contemporary house. This home centres around an ambient (heat from the underfloor heating and light from the well located windows) and extremely well appointed open plan kitchen/dining/family room - with a large utility room leading from it. Also on the ground floor; there is a study which would equally work as a fourth bedroom, as there is a shower room on the same level. There is ample off road parking and the half garage is an excellent bike store and/or workshop. There is a gas fired central heating system serving the zoned underfloor heating on the ground floor and radiators on the first floor. The heating is controlled by the 'Heatmiser' app

- A delightful three bedroom detached house
- Sought after location
- Utility room
- Family shower room
- 1909 sqft (177.4 sqm)
- Sitting room & study
- Ensuite bathroom
- Ground floor shower room



Worcester Road, PO19

Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft
Garage = 5.9 sq m / 63 sq ft
Total = 177.4 sq m / 1909 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1328577)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

Council Tax Band **F**
EPC Rating **C**

59 West Street
Chichester
PO19 1RP

01243 216888

hello@kentonbudd.com

www.kentonbudd.com