



82 Broyle Road, Chichester, PO19 6BE

Guide Price £590,000

 **Henry Adams**
estate agents



82 Broyle Road, Chichester

- Vacant possession
- Six bedrooms
- Integral garage
- West facing garden
- Convenient location
- Viewing recommended

This charming and characterful property offers spacious and versatile accommodation, conveniently positioned within easy reach of local amenities, Oaklands Park and the renowned Chichester Festival Theatre. The property features a sitting room, separate dining room and kitchen, together with a useful ground-floor cloakroom.

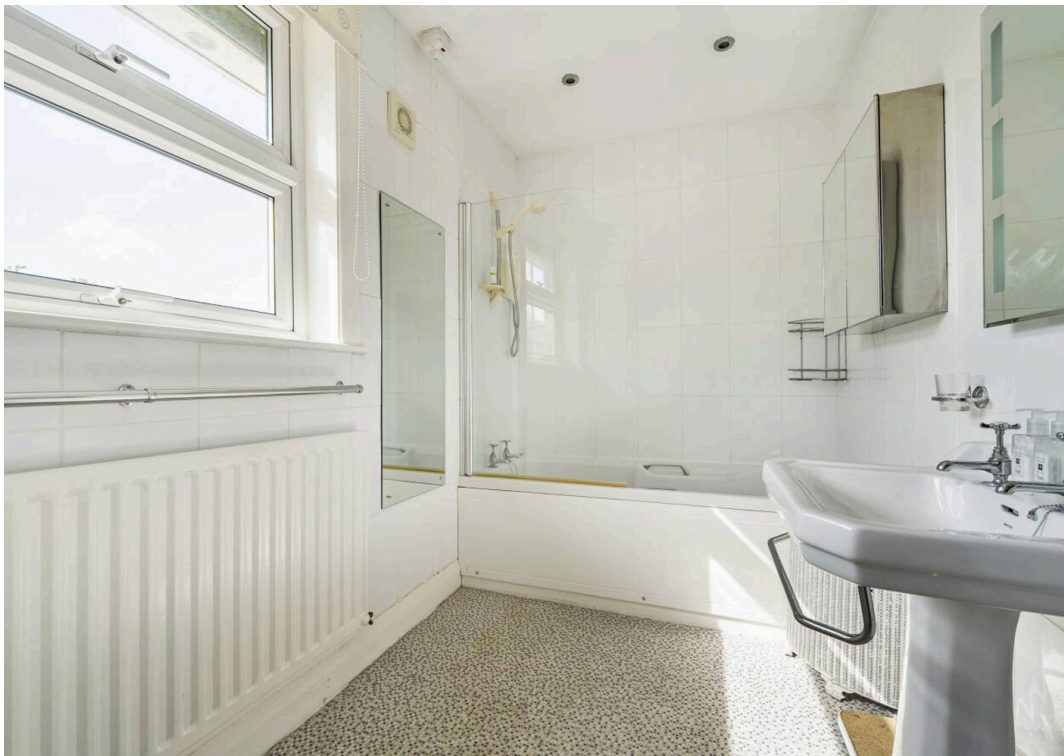
Upstairs, there are four first-floor bedrooms, a family bathroom and separate WC, while the second floor provides two further bedrooms, both benefiting from Velux windows.

Outside, the property enjoys a good-sized rear garden, integral garage and driveway parking.

Offering excellent scope for modernisation and updating, this attractive home presents an exciting opportunity for purchasers to create a wonderful family residence tailored to their own tastes. Available with vacant possession and no onward chain, viewing is highly recommended to appreciate the character, space and potential on offer.

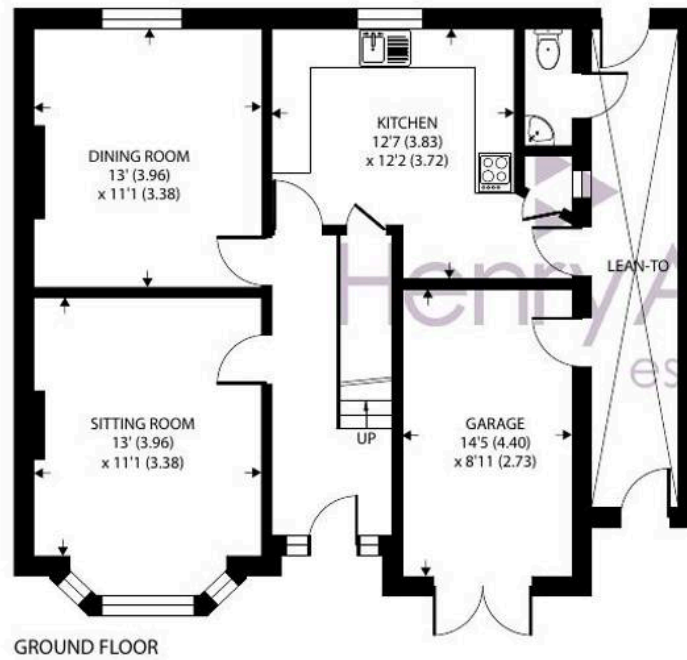
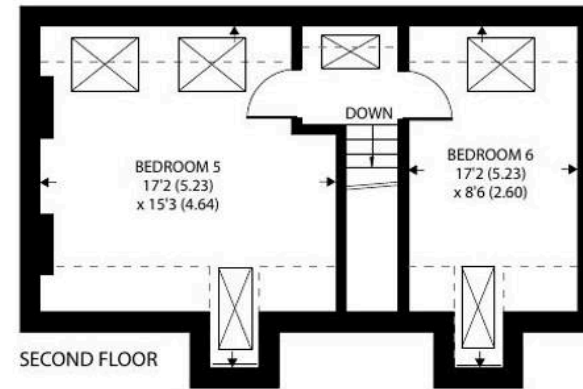
Chichester District Council - 26/27 Tax Band E £3,045.97
EPC-D







Denotes restricted
head height



Approximate Area = 1626 sq ft / 151 sq m (excludes lean-to)
Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1836 sq ft / 170.4 sq m

For identification only - Not to scale



Location - Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service every 30 minutes into Chichester. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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. Close by is the Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From the Northgate circulatory system, proceed north along the A286 Broyle Road, signposted to Midhurst. Pass Oaklands Park on your right and then the property is on the left a short distance after the Nuffield Health hospital.
What3words - raft.holly.sleepy

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

