

Worcester Road | | Chichester | PO19 5DZ

Asking Price £625,000

Kenton Budd
ESTATE AGENTS

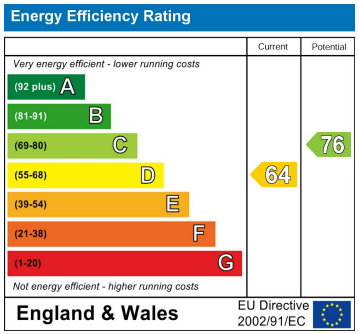
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This four double bedroom detached house has been much improved by the present owners in recent years, and is located in an excellent position on the edge of the highly sought-after East Broyle, which lies conveniently to the north-west of the city centre. The property is also within an approximate 200 metre walk of Brandy Hole Copse and the Centurion Way cycle path, linking Chichester and West Dean, and now extended to Singleton in the heart of the South Downs. Although already offering excellent reception areas on the ground floor, the garage could be converted to create additional living space, or a ground floor, bedroom - subject to obtaining the necessary consents. On the first floor, in addition to the four bedrooms there is a bathroom (the floor plan in the process of being amended as shows a shower room rather than the actual bathroom). Freehold EPC D 64 (potential C 76). Chichester District Council tax band F.

- Located on sought after East Broyle
- Detached four bedroom house
- Beautifully landscaped rear garden
- 154.2 sq m/ 1660 sq ft inc garage and summerhouse
- Extended kitchen and dining room
- Much improved by present owners
- Four double bedrooms
- Garage and driveway

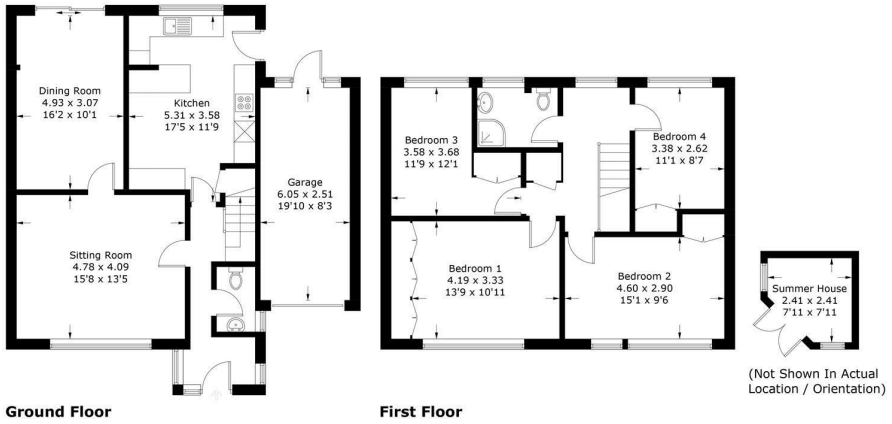






Worcester Road, PO19

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft
Garage / Summer House = 20.5 sq m / 221 sq ft
Total = 154.2 sq m / 1660 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1073173)

Council Tax Band **F**
EPC Rating **D**

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