



25 Harris Road

West Broyle, Chichester, West Sussex PO19 3GB

Michael
Cornish

PROPERTY SALES & ACQUISITIONS

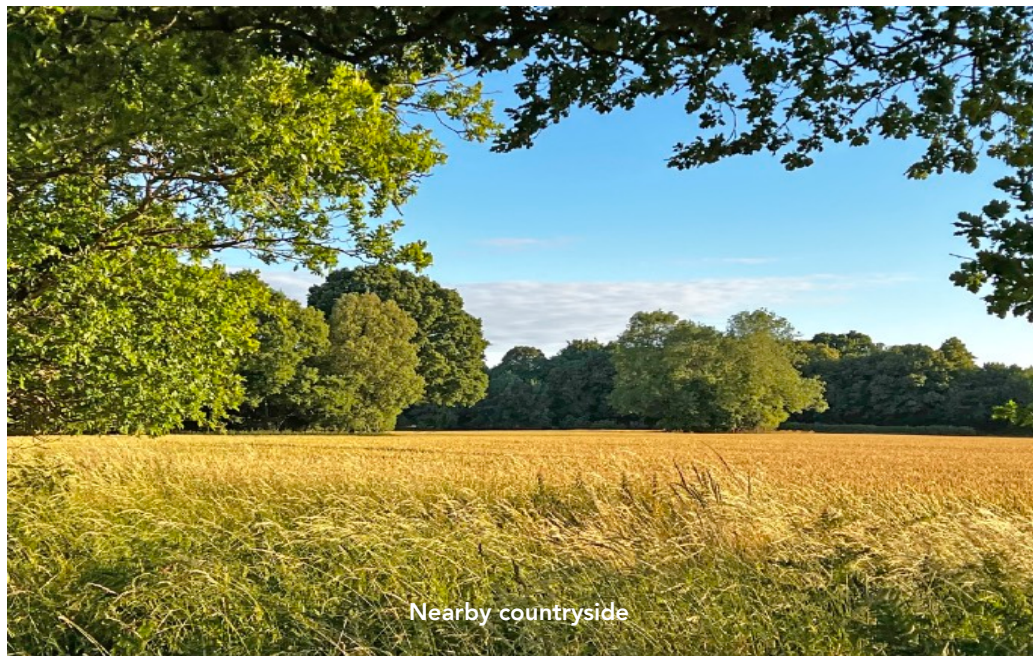
THE PROPERTY

An excellent opportunity to acquire a superbly presented Semi-Detached house built about four years ago with light and airy accommodation comprising: 3 bedrooms, 2 bathrooms one en-suite and sitting room, entrance hall, cloakroom/wc, kitchen/dining room with a range of wall and base units with worktops, integrated appliances and from the dining area there are patio doors leading out to the south-west facing rear garden. From the hall a staircase rises to the first floor landing with doors leading to three well-proportioned bedrooms and two bathrooms (one-ensuite). The principal bedroom benefits from a modern en-suite shower room. Further two bedrooms are served by a contemporary family bathroom. The property is well situated on the well regarded Minerva Heights estate, conveniently located about two miles north west of the city centre of Chichester.

GARDENS & GROUNDS

The house is approached from the road leading onto a driveway with parking for a number of vehicles in front of a garage and there is CCTV front and rear of the house. There is a side access gate leading to the rear south-west facing rear garden, which is beautifully landscaped to provide a private and relaxing outdoor retreat with decked area and neat level lawn, there is a garden shed, attractive planted borders and a well established productive kitchen garden.





Nearby countryside



Surrounding countryside and Chichester Cathedral

25 Harris Road

West Broyle, Chichester, West Sussex

An excellent opportunity to acquire a superbly presented Semi-Detached house with light and airy accommodation comprising: 3 Bedrooms, 2 Bathrooms, one en-suite and Sitting room, Kitchen/dining room, south facing garden and garage with parking, located on the well regarded Minerva Heights estate conveniently located north west of the city centre of Chichester.

PROPERTY

Semi-Detached House

3 Bedrooms

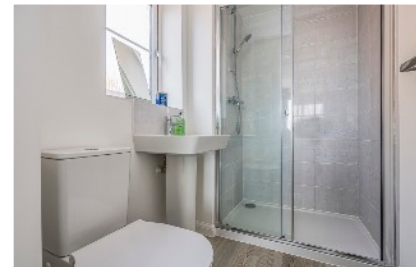
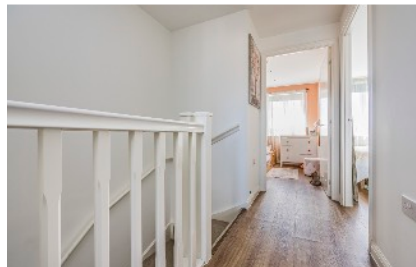
2 Bathrooms (one en-suite)
Entrance hall, Cloakroom/WC
Modern Kitchen/Dining Room
Sitting room

OUTSIDE

Driveway and parking for at least 2 vehicles
in front of the Garage
CCTV front and back of house
Private garden with south facing aspect

NHBC insurance 10 years from June 2022
Minerva Heights annual management fee
(Service Charge) currently approx. £333.16

Wonderful countryside walks nearby





CHICHESTER Cathedral city

25 Harris Road is situated on the popular West Broyle estate with the Jessie Younghusband primary school nearby and about a two miles north west of the city. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Jessie Younghusband Primary school, Chichester Free school, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Chichester University, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.

COMMUNICATION TRAVEL LINKS

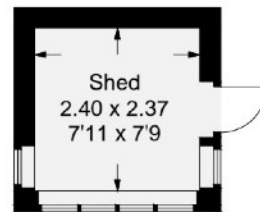
Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

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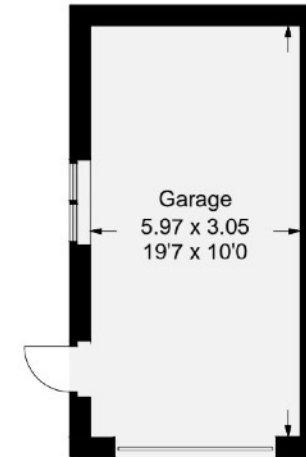
Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

Outbuildings = 24.6 sq m / 265 sq ft

Total = 105 sq m / 1130 sq ft



Outbuildings



Ground Floor

First Floor

[] = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



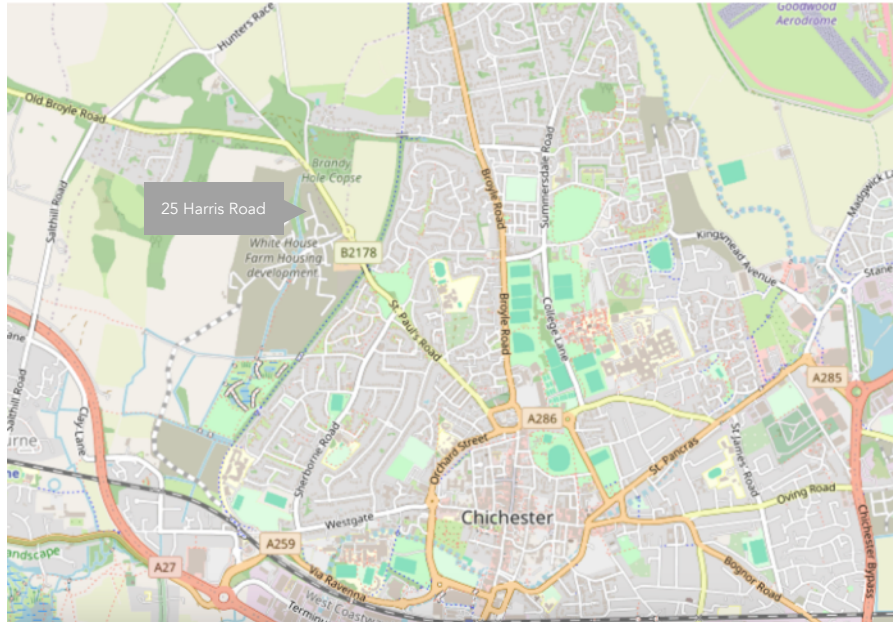
Goodwood Revival



Chichester Marina



West Wittering Beach



Chichester Harbour & The South Downs

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, drainage, gas central heating.

Council Tax Band: D Year 2026/27 £2,492.15

EPC Rating: B

LOCAL AUTHORITY: Chichester Council 01243 785166

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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