



Bell & Blake
SALES & LETTINGS

5 Harris Road, West Broyle, Chichester, West Sussex PO19 3GB

Asking Price £599,950

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- › Spacious 4 double bed detached house
- › Leafy elevated outlook to the front
- › Master with ensuite
- › Contemporary family bathroom
- › Kitchen diner with bi-fold doors
- › Lounge with bay window
- › Downstairs WC
- › Driveway and pitched roof detached garage

This stunning deceptively spacious detached house boasts a elevated pleasant leafy outlook to the front and a south facing garden to the rear. There are 4 well proportioned bedrooms, (master with ensuite) a family bathroom on the upper floors. Then to the ground floor there is a beautiful Kitchen Diner with bi-folding doors, downstairs WC and a bay fronted living room. Outside there is a driveway for 2 cars and pitched roof garage. The property is located on the popular Minerva Heights development, just a 20 minute walk from the city centre.

Council Tax Band: F





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(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		
www.EPC4U.COM		

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