

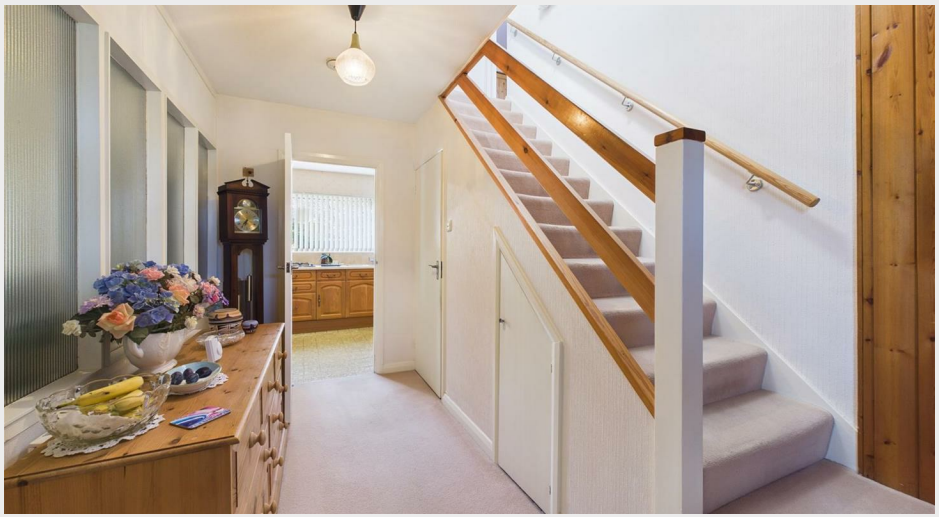
8 Norwich Road, Chichester, PO19 5DF

hancock
Lettings & Estate Agents

8 NORWICH ROAD GUIDE PRICE £550,000

- Four Bedrooms
- Detached
- Large Rear Garden
- Garage
- Driveway
- Lounge
- Dining Room
- Kitchen
- Utility
- Freehold





Situated in a pleasant position overlooking West Broyle Green to the front, this four bedroom detached home offers spacious and versatile accommodation, together with excellent potential for improvement and modernisation.

The property is approached via an entrance porch leading into a spacious entrance hallway, with a ground floor cloakroom, kitchen with separate utility area and a generous lounge which opens through to a separate dining room, providing a good amount of living and entertaining space.

To the first floor are four well proportioned bedrooms, all offering good sized accommodation, together with a family bathroom comprising a separate bath and shower cubicle.

Outside, the property benefits from plenty of off road parking, a garage and a particularly generous rear garden, offering plenty of scope for landscaping and creating an attractive outdoor space.

In need of updating, this is an excellent opportunity for a buyer to put their own stamp on a spacious detached home, in a desirable residential position overlooking the green.

The property is situated in the popular residential area of West Broyle, to the north of Chichester city centre. The area offers a pleasant setting, with open green spaces and a number of local amenities close by, including shops and well-regarded schools. Chichester city centre is within easy reach, providing an excellent range of independent shops, cafés, restaurants and leisure facilities, together with the historic Cathedral, Festival Theatre and Priory Park. The city also benefits from a mainline railway station, offering connections to London, making this a convenient location for families and commuters alike.

Additional Information :
Tenure : Freehold
Council Band : E
Broadband : Up To 5500mbps
Mobile Coverage : Outstanding: O2, Vodafone; Good: EE; Okay: Three
EPC : To Be Confirmed

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



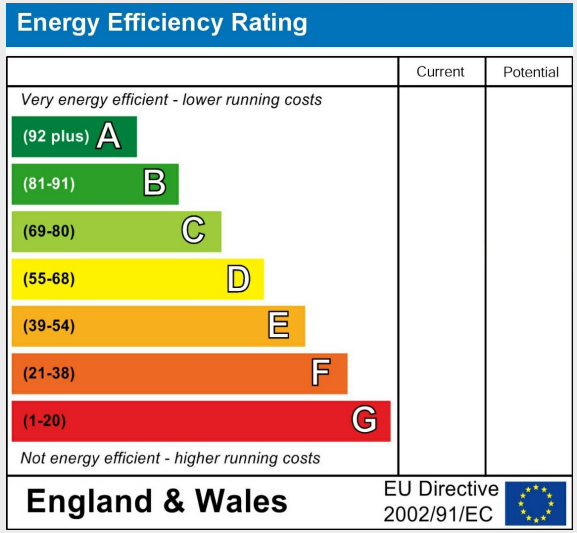


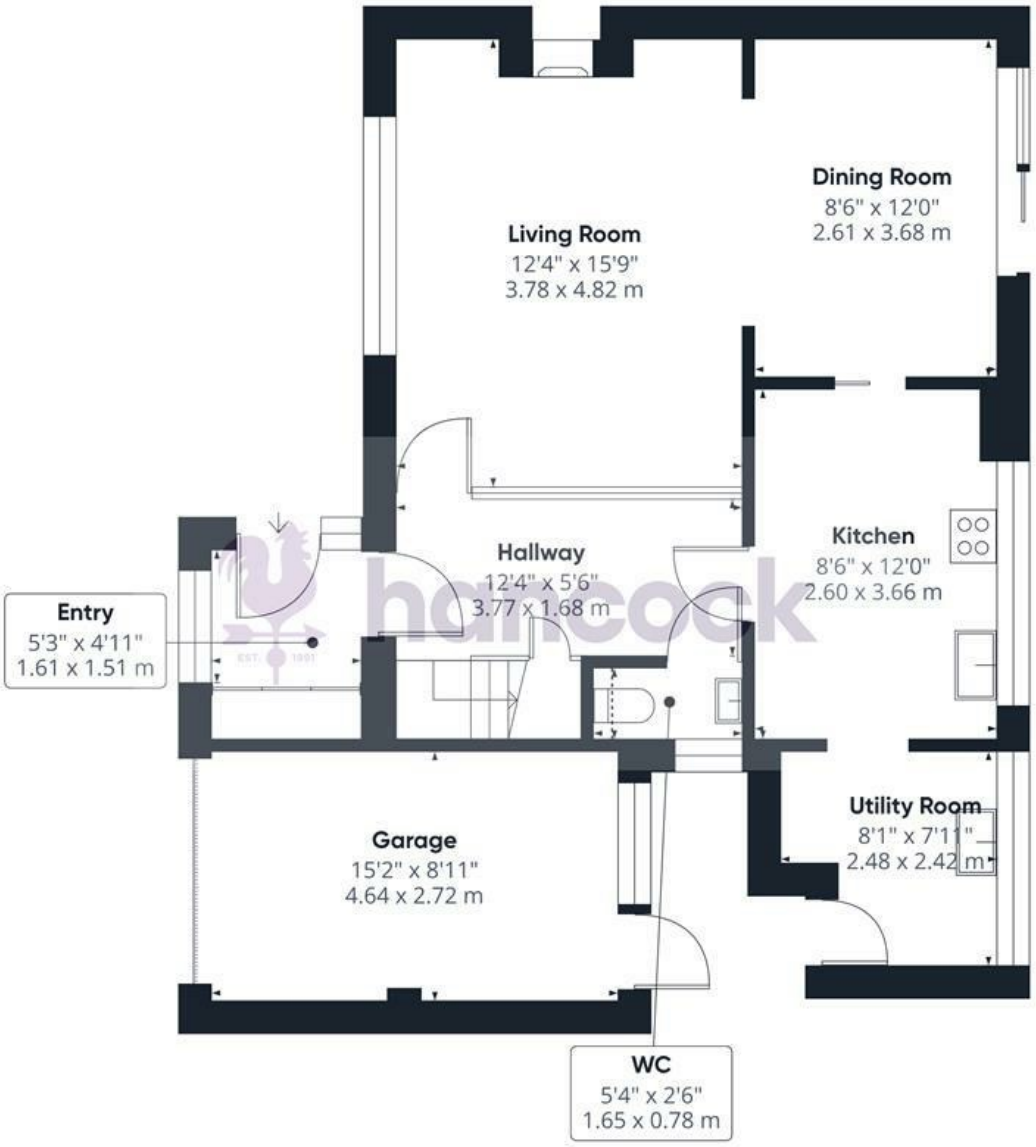


ADDITIONAL INFORMATION

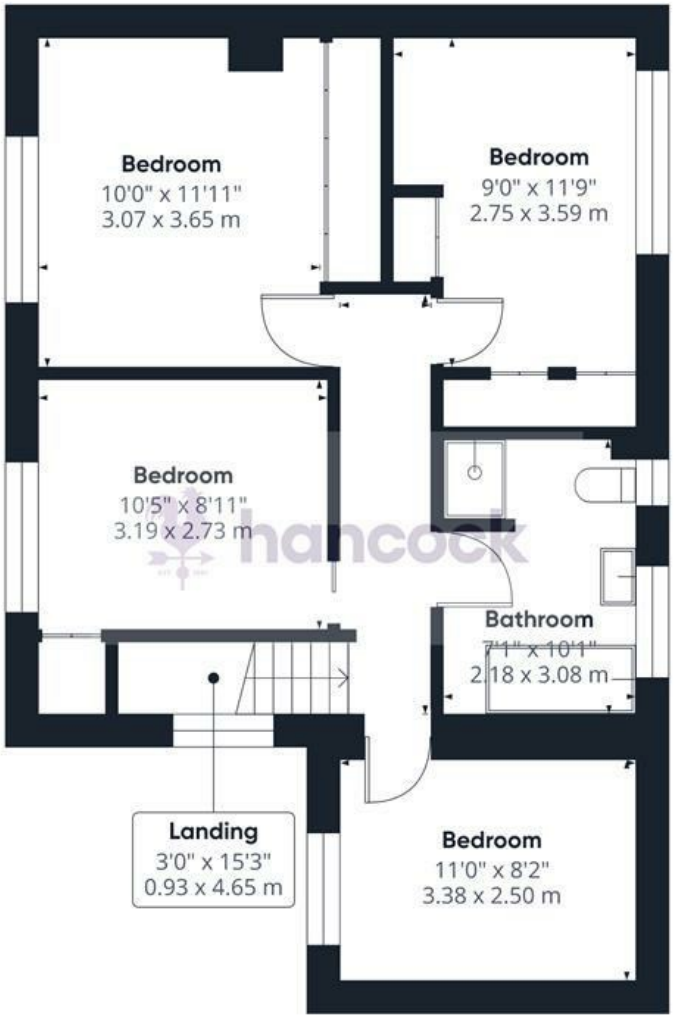
Local Authority – Chichester District Council
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1307.00 sq ft
Tenure – Freehold







Floor 0



Floor 1

N
W
E
S

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Approximate total area(1)

1307 ft²

121.4 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











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