



3 Gloucester Way | Chichester | PO19 5DL

Guide Price £475,000



**hancock**

Lettings & Estate Agents

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- No Onward Chain
- Detached Family Home
- In Need of Modernisation
- Quiet Cul de Sac Location
- Sought After Broyle Estate
- Mature South Facing Garden
- Garage and Off Road Parking
- Council Tax E

This Detached home offers huge potential to be a great family home.

Currently, the property is arranged with a dual aspect sitting room, benefitting from a glazed door onto the rear garden, a separate dining room and a kitchen with a part glazed side door. There is a large window overlooking the rear garden and offers plenty of space for utilities. A separate cloakroom and understairs storage complete the ground floor. To the first floor, there is a good sized, dual aspect, principal bedroom. There are two further bedrooms and a bathroom.

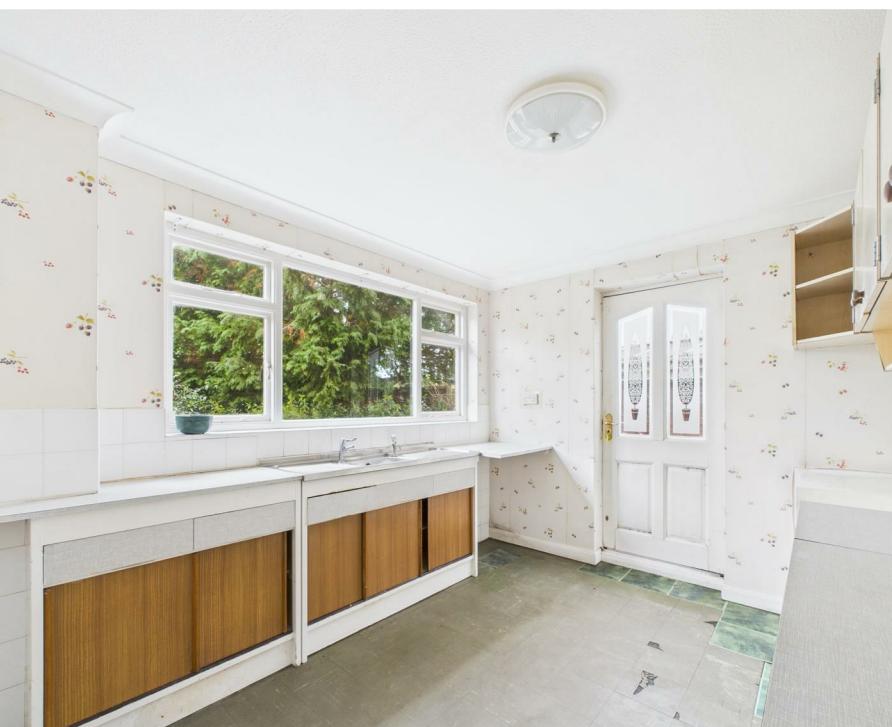
#### Outside

The property has a large, mature, front garden with a driveway for two vehicles and a garage. The rear garden is laid to lawn and is surrounded by mature shrubs.



what3words //

salt.second.front



## Location

The property is located within the leafy and green East Broyle area of Chichester under a mile from the city's historic centre and close to good schools such as Jessie Younghusband Primary School and Bishop Luffa Secondary School. Centurion Way, a popular foot and cycle route can be accessed from East Broyle and runs right up into the foothills of The South Downs National Park and close to the nearby Goodwood Estate.

Chichester's vibrant city centre and mainline rail station are within easy reach along with notable local attractions such as The Festival Theatre and popular Pallant House Gallery. To the south of the city lie the calm and picturesque waters and inlets of Chichester Harbour and at the entrance to the harbour are the renowned beaches of West Wittering and East head.

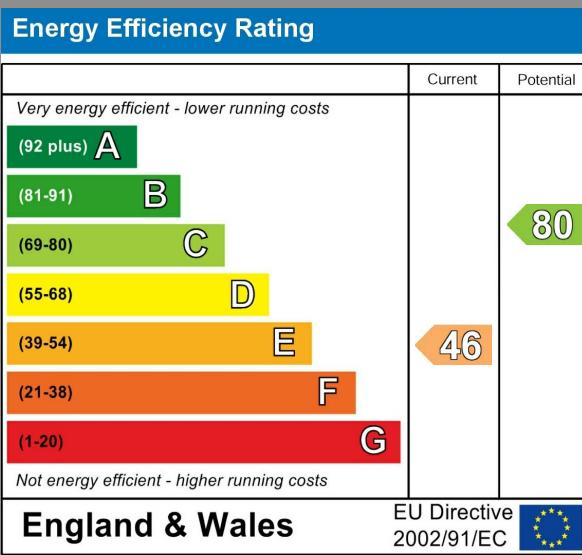
## Information

Tenure - Freehold

Council Tax Band – E

Broadband Speed - Up to 1000 Mbps

Mobile Coverage - EE, Three, O2, Vodafone



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