



Bell & Blake
SALES & LETTINGS

140 Worcester Road, Chichester, West Sussex, PO19 5ED

Guide Price £495,000

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- › Chain free!
- › Catchment area for Jessie Younghusband Primary School and within walking distance of Bishop Luffa Secondary School
- › Detached garage
- › Driveway
- › Potential to extend (STPP)
- › South-west facing garden

A well-proportioned three-bedroom detached house with garage and driveway positioned in a highly sought-after spot on the popular East Broyle Estate. This property provides an excellent opportunity for buyers to put their own stamp on it, and sits within the catchment area for Jessie Younghusband Primary School and is also within walking distance of the outstanding Bishop Luffa Secondary School—making it an ideal choice for families.

Council Tax Band: E





Main area: Approx. 96.1 sq. metres (1034.9 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.8 sq. feet)

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Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.

