



Bell & Blake
SALES & LETTINGS

3 Winchester Drive, Chichester, West Sussex, PO19 5DE

Asking Price £475,000

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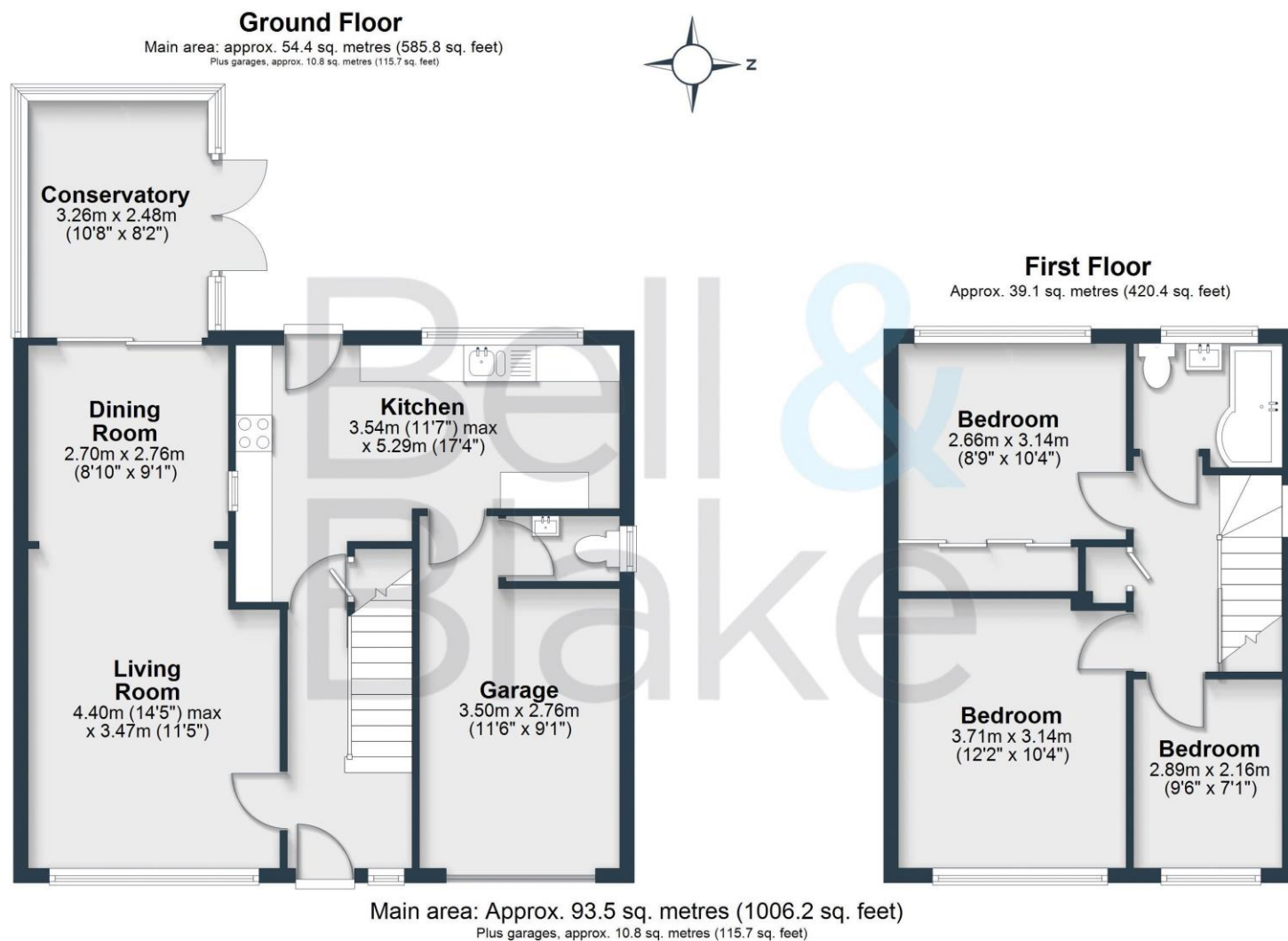


- Quiet position on the popular Broyle Estate
- Catchment for Jessie Younghusband Primary School
- Beautifully presented three-bedroom semi-detached home
- Spacious open-plan sitting / dining room ideal for modern living
- Extended kitchen and conservatory overlooking the garden
- West-facing rear garden enjoying afternoon and evening sun

Complete onward chain! A beautifully presented three-bedroom semi-detached home situated in a quiet position on the ever-popular Broyle Estate, within the catchment for Jessie Younghusband Primary School. This light, bright and well-proportioned home has been carefully maintained and thoughtfully improved by the current owners, and is presented in excellent "move-in ready" condition, making it an ideal purchase for families or buyers seeking a home requiring minimal work. The accommodation is arranged over two floors and offers well-balanced living space. On the ground floor there is a spacious open-plan sitting and dining room, providing an excellent area for everyday living and entertaining, together with an extended kitchen, conservatory overlooking the garden, and a convenient cloakroom. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Outside, the property enjoys a beautifully presented west-facing rear garden, ideal for enjoying the afternoon and evening sun. To the front there is an adjoining garage and off-road parking for multiple vehicles. Homes in this quiet and sought-after position along Winchester Drive rarely come to the market in such excellent condition, and internal viewing is highly recommended to fully appreciate the location, space and quality of finish on offer.

Council Tax Band: D



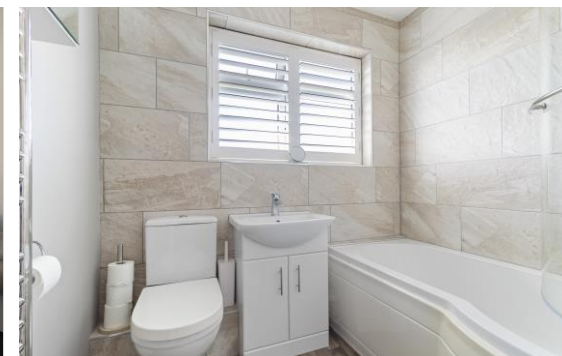


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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	79
EU Directive 2002/91/EC		
www.epc4u.com		

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