

28 Worcester Road, Chichester, PO19 5DW

Guide Price £695,000

Henry Adams
estate agents

28 Worcester Road, Chichester

An extended detached family home occupying a corner plot in a highly sought-after location.

- An extended detached family house
- Offered for sale chain free
- Sitting room/dining room and snug
- Well appointed kitchen with integral appliances
- Ground floor bedroom with en-suite shower room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Ample parking
- Landscaped front garden and enclosed rear garden

Situated in the desirable East Broyle area, to the north-west of the city, 28 Worcester Road is an extended detached family home offering spacious and versatile accommodation arranged over two floors. The property combines generous living spaces with well-appointed bedrooms, attractive gardens and ample off-road parking, making it an ideal home for modern family living.

The front door opens into a spacious entrance porch, with access to a ground-floor bedroom and the main entrance hall. Evo Core wood effect flooring flows throughout the reception rooms, creating a sense of continuity and warmth, while the kitchen and bathrooms are also finished with Evo Core flooring.

The light and airy sitting room opens into the dining room, where bi-fold doors provide a seamless connection to the rear garden with a large patio and gazebo, making this an excellent space for entertaining and family gatherings. A further door leads to a cosy snug, featuring a bay window overlooking the garden and an attractive brick fireplace housing a wood-burning stove.













The kitchen is fitted with a range of modern wall and floor-mounted units with granite work tops, integrated appliances and a central island, providing both practical workspace and an inviting setting for everyday dining and socialising.

Completing the ground-floor accommodation is a bedroom, currently used as a home office, together with a contemporary en-suite shower room. This flexible space is ideally suited to guests, multi-generational living or those requiring a dedicated workspace.

The first floor offers three further double bedrooms, including an impressive principal bedroom featuring wooden flooring, a vaulted wooden ceiling and two double built-in wardrobes. A beautifully appointed en-suite shower room, finished to a high standard, completes the principal suite. The remaining two bedrooms are served by a fully tiled family bathroom, which benefits from both a bath and a separate shower.

Outside, the property occupies a corner plot, with an attractively landscaped front garden designed for ease of maintenance. A gravelled driveway provides parking for two vehicles, complemented by a second parking area with an electric vehicle charging point. A pedestrian side gate provides convenient access to the rear garden. The private, mature rear garden offers a pleasant setting for outdoor relaxation and entertaining, with two distinct patio areas and additional space laid to lawn and gravel. Further benefits include a gazebo, wooden garden shed and a log store.

The property also benefits from being offered for sale chain free.

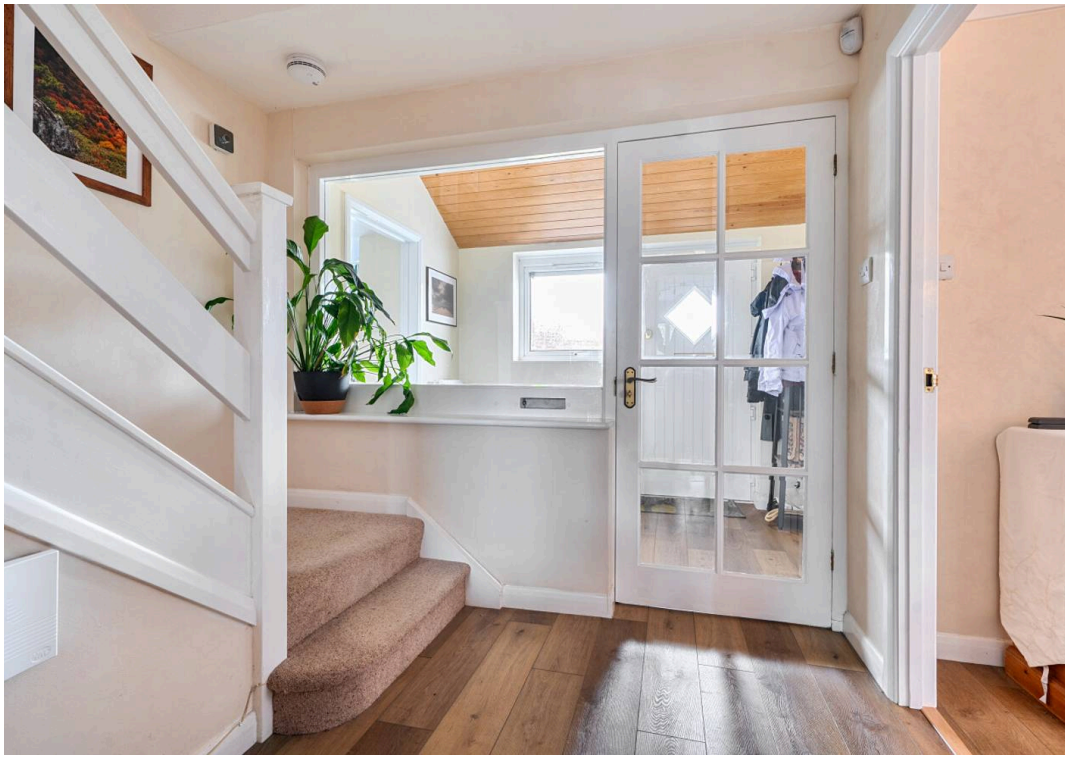
Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-D



















Approximate Area = 1584 sq ft / 147.1 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1649 sq ft / 153.1 sq m
For identification only - Not to scale

Location - Situated on the highly sought after East Broyle estate, the property is within easy access to the city centre shopping precinct, renowned Festival Theatre and local schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed north west out of Chichester along the B2178 (St Pauls Road). After approximately half a mile turn right into Norwich Road (East Broyle Estate) and then take the second turning on the left into Worcester Road. Number 28 Worcester Road is on the right just before the third turning on the right to Hereford Close. What3words - hears.system.frames









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.