



2 Farm Barns Lane, West Broyle, Chichester, PO19 3FT

Guide Price £475,000

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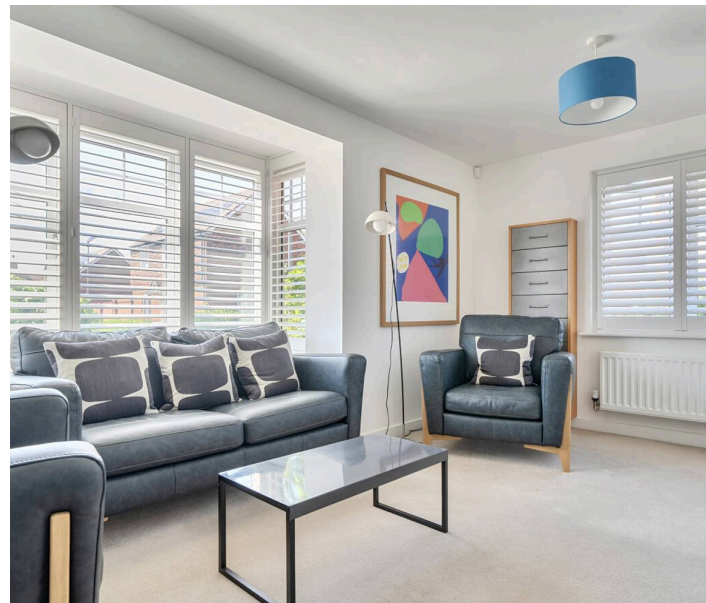
Show home order throughout, an attractive detached house on the popular Minerva Heights development.

- Built by Miller Homes in 2022
- Balance of NHBC warranty
- Dual-aspect sitting room with bay window
- Spacious kitchen/dining room with integrated appliances
- Separate utility room
- Principal bedroom with en-suite shower room
- Landscaped corner plot gardens
- Driveway parking for two cars
- Large single garage with electric door
- Solar panels

Presented in exceptional condition throughout, this beautifully appointed three-bedroom detached home is situated on the highly sought-after Minerva Heights development on the northern side of the city.

Built by Miller Homes in 2022, the property benefits from the balance of its NHBC warranty and has been meticulously maintained by its original owners since new.

The attractive exterior features distinctive half tile-hung elevations, while the interior offers spacious and thoughtfully designed accommodation. A welcoming entrance hall leads to a cloakroom and a bright, dual-aspect sitting room with an attractive bay window.





The impressive dual-aspect kitchen/dining room forms the heart of the home, with French doors opening onto the rear garden from the dining area. The contemporary kitchen is fitted with a range of stylish mid-grey units and integrated appliances including an electric oven, induction hob, cooker hood, dishwasher, fridge, and freezer. A separate utility room provides space and plumbing for a washing machine and houses the gas-fired central heating boiler.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room.

Occupying a desirable corner plot, the property enjoys beautifully landscaped front and rear gardens. A private driveway provides off-road parking for two vehicles and leads to a large single garage with an electric door. The rear garden offers a paved patio, mature planting, and abundantly stocked borders, creating an attractive and private outdoor space ideal for relaxing and entertaining.

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







Approximate Area = 1009 sq ft / 93.7 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1206 sq ft / 112 sq m

For identification only - Not to scale



Location - The house is situated in a semi-rural location on a new development on the edge of the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Nearby is The Centurion Way which runs from Chichester to West Dean/Singleton. 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 excellent 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 on the B2178 (St Pauls Road). After leaving the outskirts of Chichester at the roundabout take the first exit into Drovers Lane. Take the third turning on the left into Gobey Drive and then Farm Barns Lane is the second on the left. No 2 is immediately on the right. What3words - flags.sober.skills

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

