



Flat 1 West Broyle House, West Stoke Road, Chichester, PO19 3PL

Guide Price £300,000



Flat 1 West Broyle House, Chichester

A distinguished first floor apartment in a
delight semi rural setting

- Private entrance
- Fabulous views
- Just a mile and a half north of Chichester
- Two bedrooms
- Oil heating
- Allocated parking space
- No onward chain
- *Option to additionally purchase Flat 5

An exceptional opportunity presents itself with the
availability of this distinctive first apartment located
within a grand Victorian manor house, originally
constructed in the late 1800s by the current owners'
family.

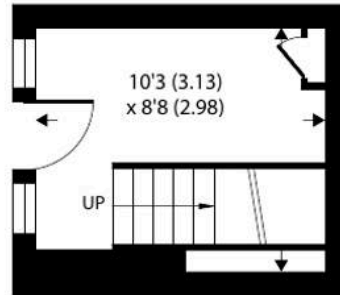
This unique dwelling offers captivating views of the
surrounding woodlands and countryside from all
primary rooms, with the dual-aspect sitting room/dining
room particularly benefiting from the natural light.
Access is through a private entrance, leading to the
lower entrance hall from where a staircase ascends to
the first-floor hallway. The accommodation includes two
well-proportioned bedrooms and a bathroom.

Entry to the estate is granted through double wrought
iron gates, opening onto a lengthy communal driveway
that leads to the residence. Located at the front of the
property, number 1 boasts an allocated parking space
directly outside the apartment's front door, with
additional visitor parking available within the grounds.

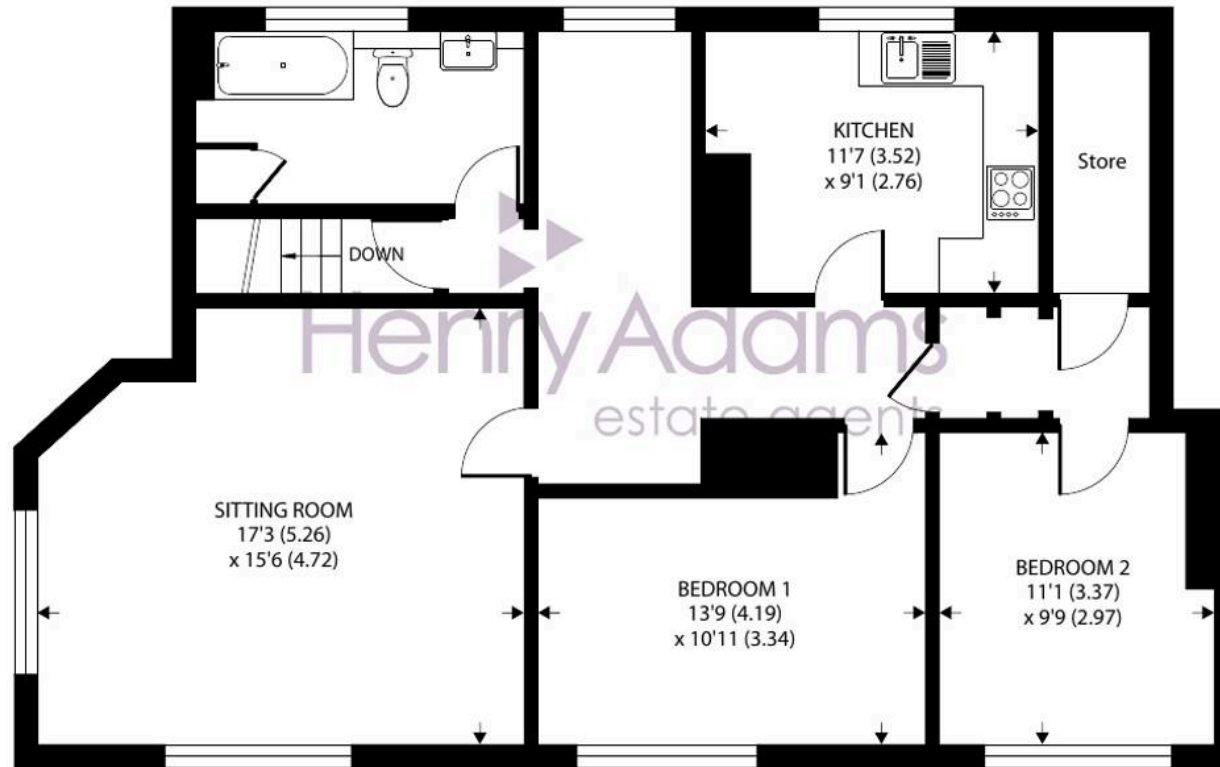
* Opportunity to acquire Flat 5 also, enabling the
creation of a country home spanning approximately
2,000 sqft across two levels.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Location - The house is situated in a semi-rural location 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. 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.

Chichester District Council - 25/26 Tax Band D £2,333.32 EPC-D

Lease - 999 years from 1982

Service charge - To be confirmed

Pets at the discretion of West Broyle Residents Association

Directions - Proceed north west out of Chichester on the B2178 (St Pauls Road). After leaving the outskirts of Chichester proceed for 0.31 of a mile and at the fork turn right into West Stoke Road (signed posted Midhurst & West Stoke). Then after 0.32 of a mile the wrought iron gates to the communal driveway are on the left. what3words - historic.afraid.vivid

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

