



2 Harris Road, West Broyle, PO19 3GB

Guide Price £550,000



## 2 Harris Road, Chichester

A beautifully presented redbrick detached house on the outskirts of Chichester.

- No onward chain
- Detached house
- Kitchen/dining room
- Sitting room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Garage and driveway
- Landscaped gardens

On the edge of Chichester, this striking detached redbrick show home, 'The Aspen', combines stylish design with generous living space, making it an exceptional choice for modern family life.

Built circa 2021, the property offers four bedrooms and two bathrooms across two well-planned floors, blending contemporary comfort with timeless charm.







The ground floor is designed for both relaxation and entertaining. A bright sitting room provides a welcoming retreat for cosy evenings, while to the rear of the house, the impressive open-plan kitchen and dining area forms the true heart of the home. With sleek fitted units, premium Bosch appliances and wide bi-fold doors opening seamlessly onto the landscaped garden, it's the perfect setting for family meals and summer gatherings. A separate utility with WC ensures everyday convenience, while a dedicated home office adds valuable flexibility.

Upstairs, the principal bedroom is a stylish sanctuary with fitted wardrobes and a modern en-suite shower room. Three further bedrooms and a beautifully appointed family bathroom complete the first floor, offering plenty of space for family and guests alike.

Externally, the home boasts a landscaped garden ideal for outdoor entertaining, along with driveway parking and a garage. With its eye-catching redbrick façade, versatile layout, and prime location close to Chichester's amenities and transport links, The original Aspen offers an exciting opportunity to secure a contemporary family home with show-stopping appeal.

Chichester District Council - 25/26 TBC EPC-B











Approximate Area = 1354 sq ft / 125.8 sq m

Garage = 187 sq ft / 17.4 sq m

Total = 1541 sq ft / 143.2 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. 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 second turning on the right into Harris Road and the property is a short distance along on the right. what3words - jots.list.mops

**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](https://henryadams.co.uk)

