



1 Lock's Farm Lane, West Broyle, Chichester, PO19 3FN

Guide Price £450,000



1 Lock's Farm Lane, Chichester

Chain-free, four-bedroom detached home.

- Modern detached house
- Sitting room
- Kitchen/dining room
- Cloakroom
- Principal bedroom en-suite
- Three further bedrooms
- Bathroom/WC
- Garage and driveway
- Chain free

Situated on the periphery of a popular development, this modern detached home offers well-proportioned accommodation ideal for family living with the added benefit of solar panels which significantly reduce electricity bills.

The property features a bright and comfortable sitting room alongside a stylish kitchen/dining room, providing an excellent space for both everyday living and entertaining, complemented by a convenient ground-floor cloakroom. Upstairs, the principal bedroom benefits from a en-suite shower room/WC, while three further bedrooms are served by a contemporary family bathroom.

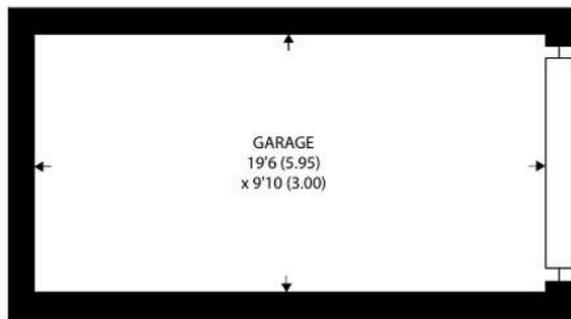
Externally, from the French doors in the kitchen/dining lead onto the south facing well maintained rear garden, including a large shed. At the end of the fenced rear garden, there is a gate leading to the garage and driveway providing off-street parking.

Offered to the market chain free, this property presents an excellent opportunity.

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



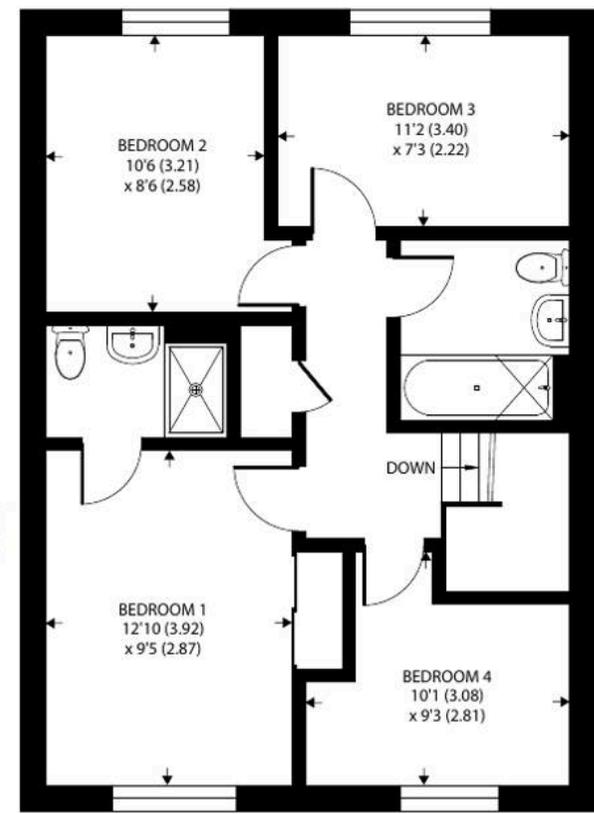




NOT ACTUAL POSITION



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1144 sq ft / 106.2 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1336 sq ft / 124 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. Lock's Farm Lane is on the second turning on the left. Number 1 fronts onto Drovers Lane. What3words - smug.division.brightens

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

