



16 Nine Acres, West Broyle, Chichester, PO19 3GU

Guide Price £365,000



16 Nine Acres, West Broyle, Chichester

A beautifully presented modern semi-detached home set within the highly sought-after Minerva Heights development.

- Immaculately presented semi-detached home
- Light and bright accommodation throughout
- Spacious sitting room and style kitchen/diner
- Utility area and ground floor cloakroom
- Principal bedroom with en-suite shower room
- Double bedroom and family bathroom
- Sunny west facing garden with two patios and lawn
- Driveway parking for two cars and large shed

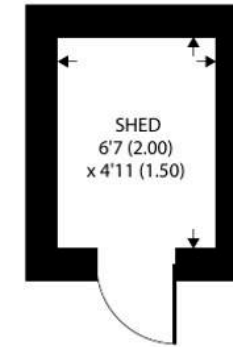
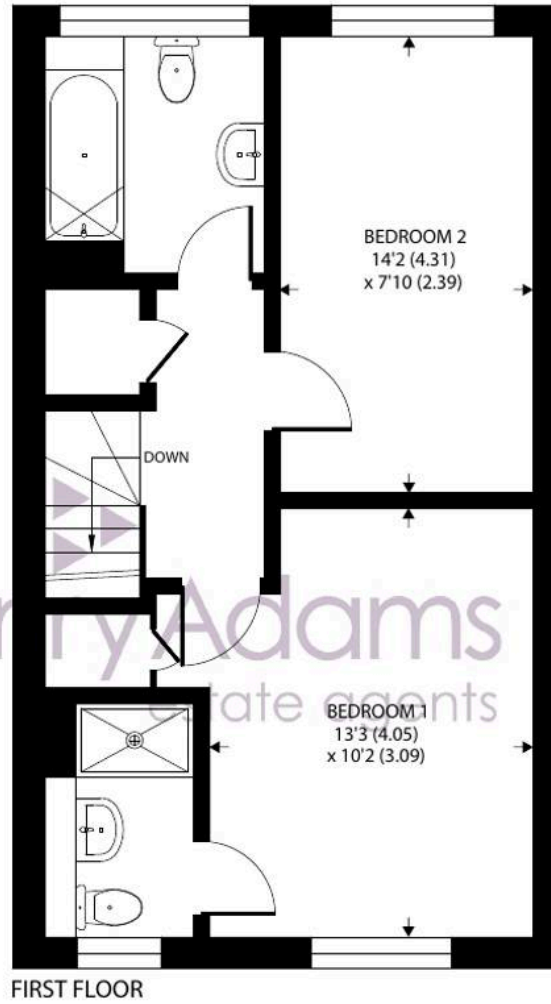
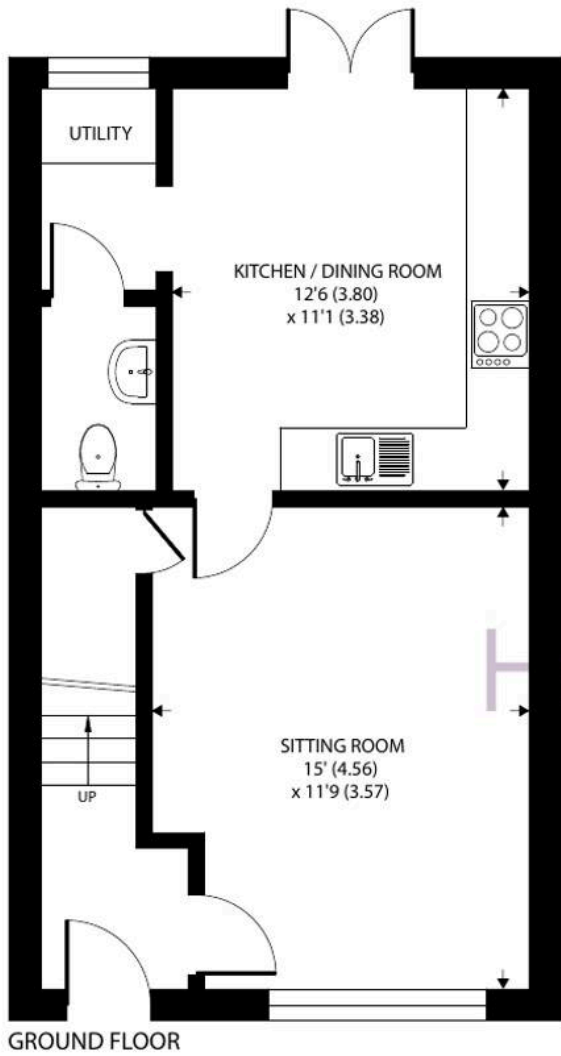
An immaculately presented two double-bedroom semi-detached home, approximately one mile north-west of the historic Chichester. The property offers light, bright, and modern accommodation throughout.

On the ground floor, the accommodation comprises an entrance hall, a spacious sitting room and a stylish kitchen/dining room fitted with off-white wall and base units, contrasting worktops, an integrated electric oven, gas hob, and cooker hood. French doors open onto the attractive west-facing rear garden, creating an excellent space for indoor-outdoor living. There is also a utility room area and cloakroom. The first-floor features two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

Outside, the sunny west-facing rear garden is beautifully arranged with two patio areas, a lawn and well-stocked flower borders. There is a garden shed at the far end. A nearby driveway provides parking for two cars.







Approximate Area = 846 sq ft / 78.5 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Total = 878 sq ft / 81.4 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 the third turning on right (Gobey Drive). At the end turn right into Nine Acres and number 16 is on the right. What3words - games.hulk.speaks

Chichester District Council - 26/27 Tax Band D - £2,492.15 EPC-B

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

