



50b Broyle Road, Chichester, PO19 6BA

Guide Price £450,000



## 50b Broyle Road, Chichester

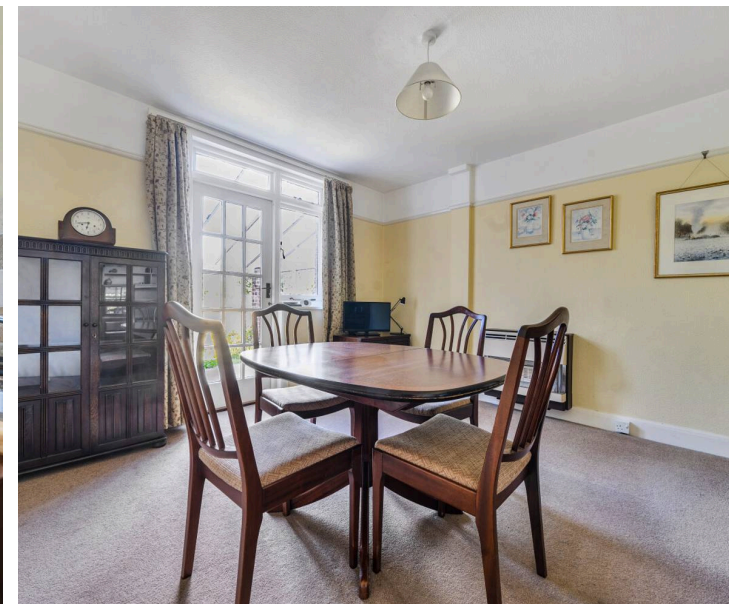
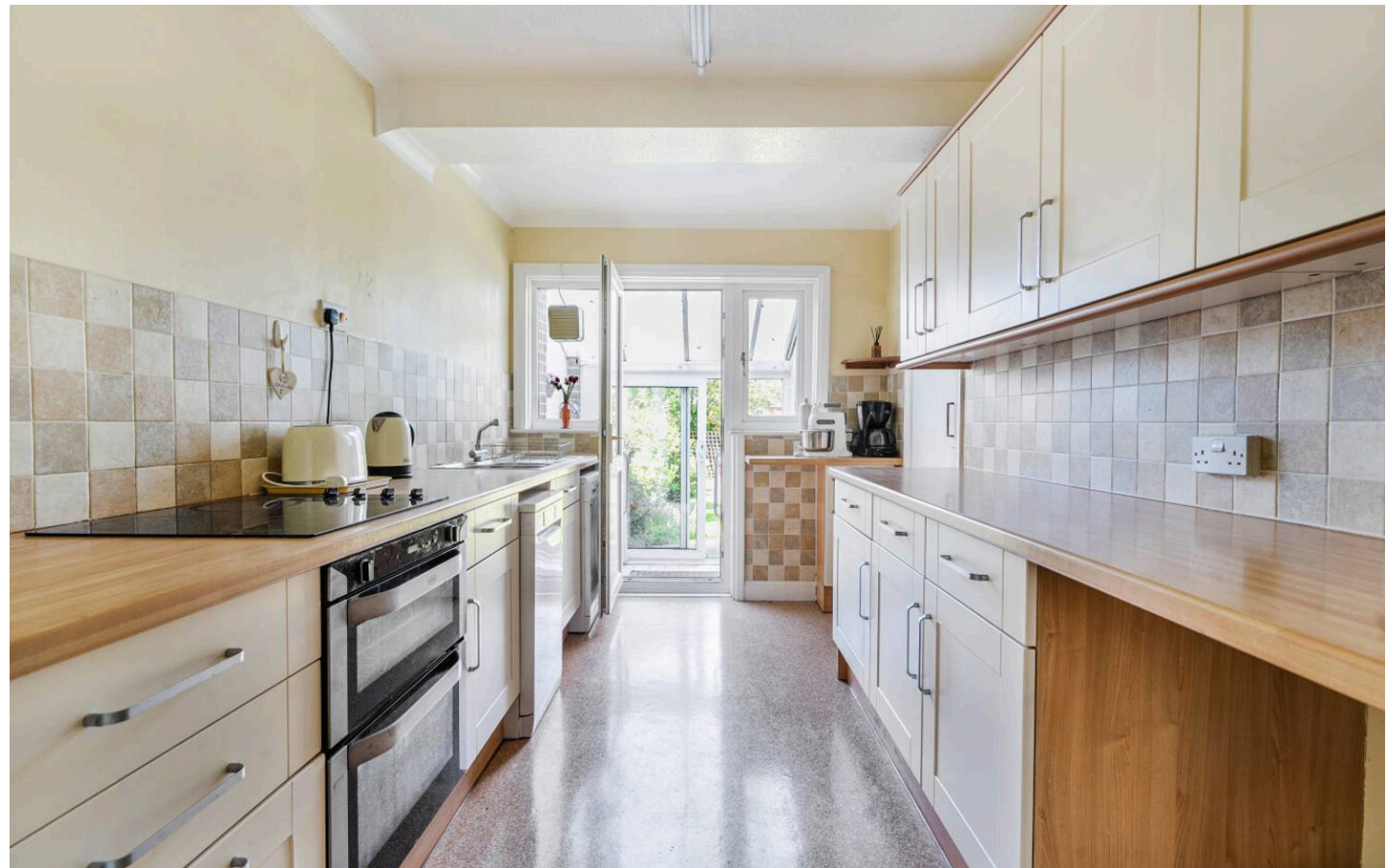
Attractive bay fronted house on the much sought after north side of the city

- Easy access to the city centre and festive theatre
- Non estate position opposite Oaklands Park
- Excellent scope to improve and modernise
- West facing rear garden
- Small garage and parking space at the rear
- Two reception rooms
- Attractive garden
- No onward chain

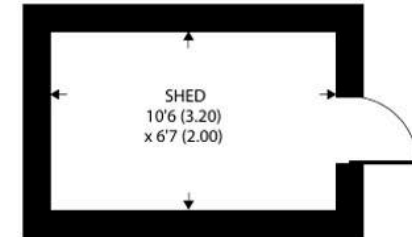
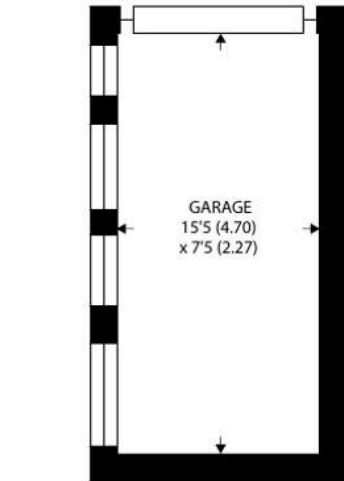
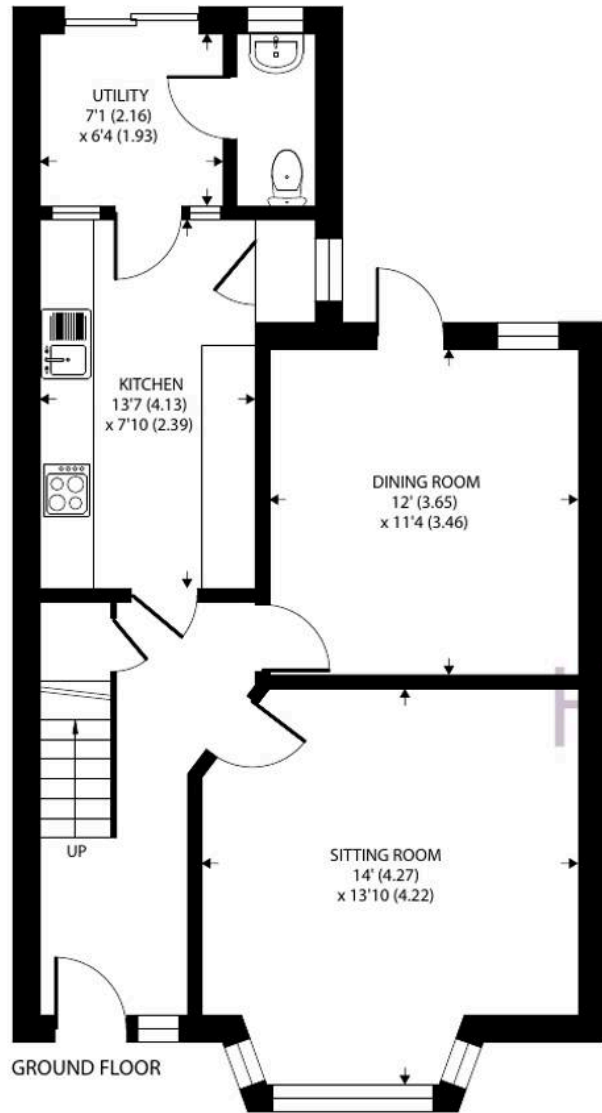
A charming bay-fronted semi-detached home, believed to date from the 1930s, situated in a desirable non-estate location opposite Oakland Park. The property is ideally positioned less than a mile north of the city centre shops and just a short stroll from Chichester's renowned Festival Theatre.

Retaining much of its original character, with excellent scope for modernisation, the home features picture rails and panelled internal doors throughout. The accommodation comprises a welcoming entrance hall, a bright sitting room with a large bay window and a separate dining room with a glazed door opening onto the rear garden. The kitchen is fitted with shaker-style units, an integrated electric oven, ceramic hob and breakfast bar, with door leading to a utility area. From the utility there are double-glazed sliding patio doors leading to the garden. A convenient cloakroom completes the ground floor.

Upstairs, there are three bedrooms and a modern shower room, offering an ideal opportunity for buyers to personalise and create their perfect home.







Approximate Area = 1123 sq ft / 104.3 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 1307 sq ft / 121.3 sq m

For identification only - Not to scale



**Outside** - the front garden is mainly laid to lawn with a hedge boundary, pathway to the front door, and side pedestrian access. The west-facing rear garden is also predominantly lawned, providing a pleasant outdoor space. Additional benefits include a single sectional concrete garage and an adjacent parking space, accessed via a private service road between 52a and 52b off Broyle Road.

**Location** - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 along the A286 Broyle Road (signed posted to Midhurst. After approximately 0.22 of a mile the property is on the left. what3words - cotton.mining.clay

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

