



CHICHESTER · WEST SUSSEX

FOR SALE · NO ONWARD CHAIN

Gobey Drive

West Broyle, Chichester, West Sussex

THE PROPERTY

A two bedroom semi detached house of 878 square feet in West Broyle, with two large double bedrooms and *no onward chain*.

The front door opens into a hall with the stairs ahead and a cupboard beneath them. The kitchen is at the front, fitted with gloss units and wood effect worktops, with a gas hob, an electric oven, an extractor over and space for a washing machine and a fridge freezer. A cloakroom sits off the hall. The sitting room runs across the back of the house at close to sixteen feet wide, with a window and French doors opening onto the patio. Upstairs are the two double bedrooms and a bathroom with a bath, a shower over and a glass screen.

The rear garden is enclosed by close boarded fencing and laid mainly to lawn, with a paved patio across the back of the house, raised timber beds that have been planted up and a shed at the end. There is a block paved driveway to the side. The house has gas central heating and double glazing, and the decoration throughout is neutral and in good order, so there is nothing that needs doing before moving in.

2

BEDROOMS

1

RECEPTION

1

BATHROOM

878

SQUARE FEET

Chain Free

AVAILABILITY

1

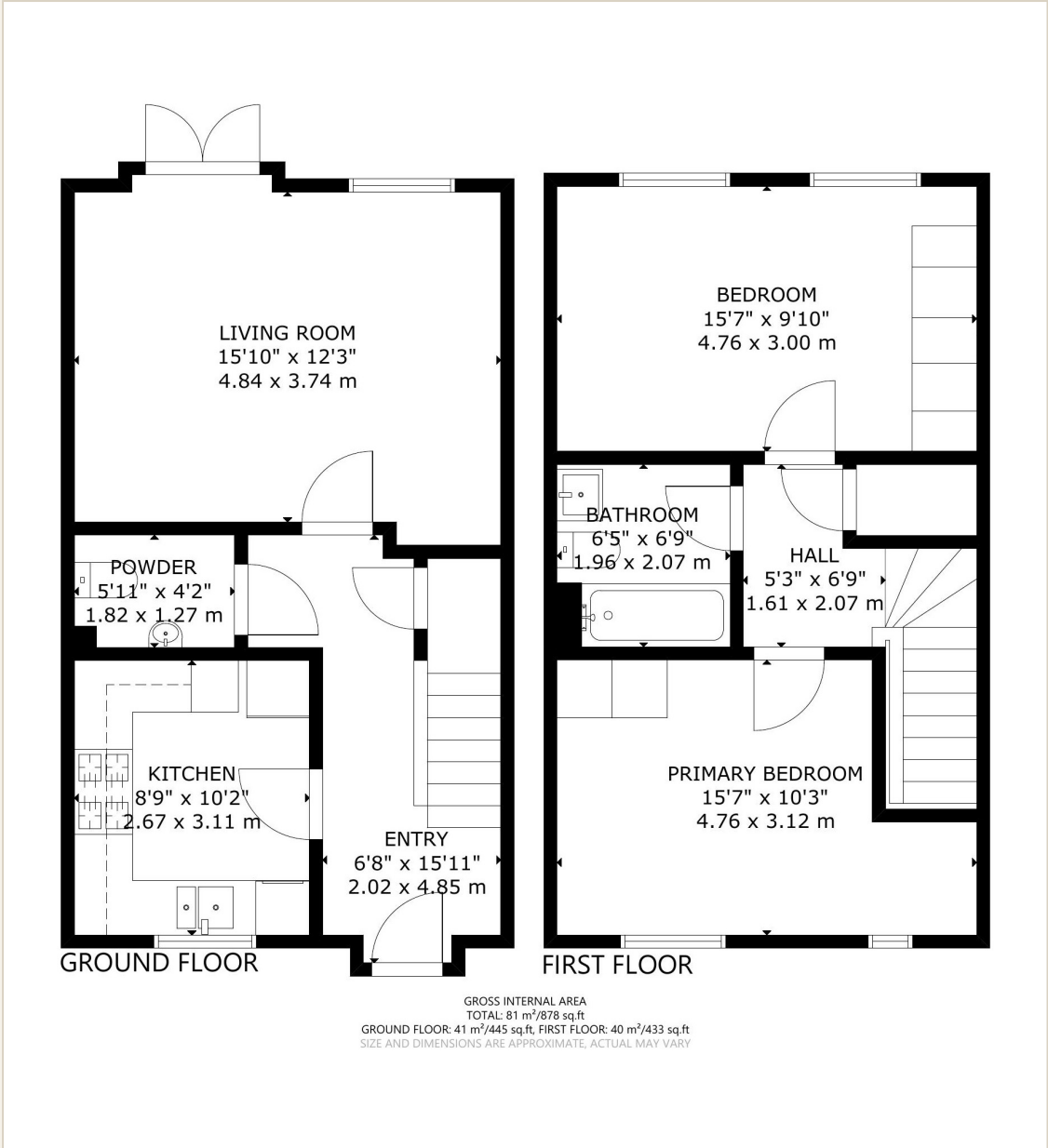
CLOAKROOM

THE ROOMS More space than the bedroom count suggests



SITTING ROOM · KITCHEN · ENTRANCE HALL · BEDROOM ONE · BEDROOM TWO · BATHROOM

FLOOR PLAN



GROSS INTERNAL AREA · APPROXIMATELY 81 SQ M / 878 SQ FT

THE SETTING

West Broyle

West Broyle sits on the north west side of Chichester, a little over a mile and a half from the city centre. It is a settled residential area on the edge of the city and the walk or the cycle into town is an easy one.

The city gives you the Festival Theatre, the cathedral, the Georgian streets around the Pallants and a working high street. The mainline station runs to London Victoria and along the coast, and the A27 is a short drive away for Portsmouth, Chichester Harbour and the beaches at the Witterings.





VIEWINGS STRICTLY BY APPOINTMENT

Arrange a viewing



PMS Lettings & Sales

50 West Street, Chichester, West Sussex, PO19 1RP

01243 788257 · james@pmsea.co.uk

Agents note. These 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.