



Locks Farm Lane, West Broyle, Chichester, PO19 3FN

- An Impressive Three Bedroom Detached House
- Open Plan Kitchen Breakfast Room
- Utility Room
- Prime West Chichester Location

ASKING PRICE OF £460,000

- Driveway & Garage With Parking For Three Cars
- Sunny South Facing Rear Garden
- Excellent Local Schools Nearby
- Immaculately Presented Throughout



Welcome to this immaculately presented three-bedroom detached newly built home located in the prestigious Minerva Heights development within Chichester. As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. To the left of the entrance hall, you will find a bright and airy lounge/diner, this room boasts multiple windows that allow natural light to flood the space, highlighting the laminate wood flooring that runs throughout the ground floor.

The room offers ample space for both living room and dining room furniture, making it perfect for entertaining or relaxing with family and friends. On the right side of the main hallway is the kitchen/breakfast room. The modern fitted kitchen features sleek finishes and offers space for a breakfast table, creating a cosy spot for casual meals. Adjacent to the kitchen is a convenient utility room, providing separation for white goods plus additional storage and workspace.

Step through the french doors from the kitchen and you will find yourself in the south-facing large lawned back garden. With both rear and side access, this outdoor space is ideal for enjoying outdoor activities, gardening, or simply soaking up the sun. Completing the ground floor is a well-appointed w/c, adding to the convenience of this well-established home.

Moving upstairs, you will discover three bedrooms. The master bedroom is a spacious airy retreat with room for a double bed and side tables it includes an en suite shower room, offering privacy and comfort. The second bedroom, also a double, provides space for ample bedroom furniture. The third bedroom is versatile and could serve as a study or nursery, catering to various lifestyle needs. Additionally, the upper level features a large landing area and a modern fitted bathroom, perfect for unwinding with a relaxing bath or refreshing shower after a long day.

Outside, the property offers a driveway with parking space for three cars, along with a garage for added storage or vehicle accommodation. The location of this home is central to Chichester, providing easy access to the A27 and a short 15-minute walk to the town centre and Chichester Festival Theatre. This newly built home in Minerva Heights offers a perfect blend of modern living, convenience, and comfort, making it an ideal choice for those seeking a stylish and well-connected residence in Chichester.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM / DINING ROOM
18' 3" x 10' 02" (5.56m x 3.10m)

KITCHEN / BREAKFAST ROOM
18' 3" x 8' 09" (5.56m x 2.67m)

UTILITY ROOM
7' 06" x 6' 07" (2.29m x 2.01m)

W/C

FIRST FLOOR

BEDROOM ONE
12' 0" x 10' 04" (3.66m x 3.15m)

EN SUITE

BEDROOM TWO
12' 06" x 8' 11" (3.81m x 2.72m)

BEDROOM TWO
12' 06" x 8' 11" (3.81m x 2.72m)

BEDROOM THREE
9' 0" x 9' 0" (2.74m x 2.74m)

BATHROOM

OUTSIDE

DRIVEWAY AND GARAGE

SUNNY SOUTH FACING REAR GARDEN

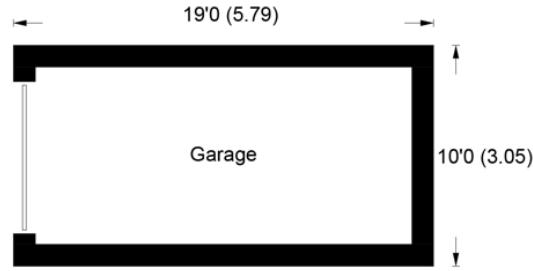


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APPROXIMATE GROSS INTERNAL AREA = 965 SQ FT / 89.7 SQ M
 GARAGE = 137 SQ FT / 12.7 SQ M
 TOTAL = 1102 SQ FT / 102.4 SQ M



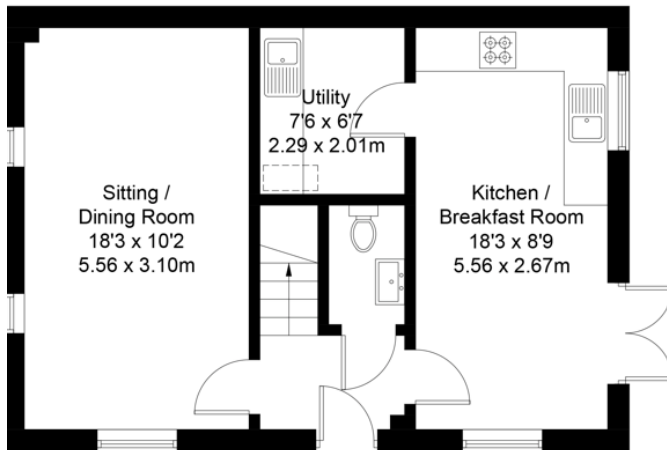
Picture this...



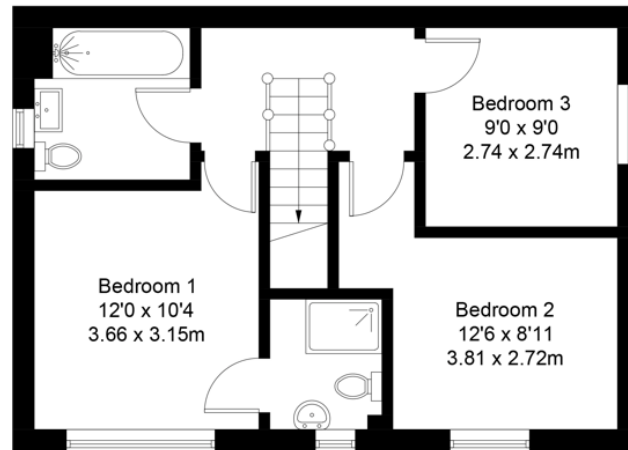
(Not Shown In Actual Location / Orientation)

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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