



61 The Broadway, Chichester

An extended semi-detached cottage in a highly sought after location



- ▶ Open plan sitting room and kitchen/dining room
- ▶ Spacious 20'10 x 11' kitchen/dining room
- ▶ Ground floor bathroom
- ▶ No onward chain
- ▶ Morso wood burning stove
- ▶ Family room extension
- ▶ Principal bedroom with dressing area and en-suite shower room
- ▶ Block paved drive providing off-road parking for one car.

Nestled in the desirable Summersdale location, this charming and extended semi-detached cottage presents a rare opportunity to acquire a delightful living space. Boasting a captivating flint and brick front elevation, this two bedroom home combines traditional appeal with modern comforts.

The open plan sitting room and kitchen/dining room create a warm and inviting atmosphere. The sitting room features an attractive bay window and a cosy Morso wood burning stove, adding character to the space. The generous 20'10 x 11' kitchen/dining room provides ample space for entertaining and culinary activities. A thoughtful addition to the property is the family room extension, complete with wide patio doors that offer a seamless transition to the rear garden, perfect for relaxing and unwinding in the comfort of your own space.

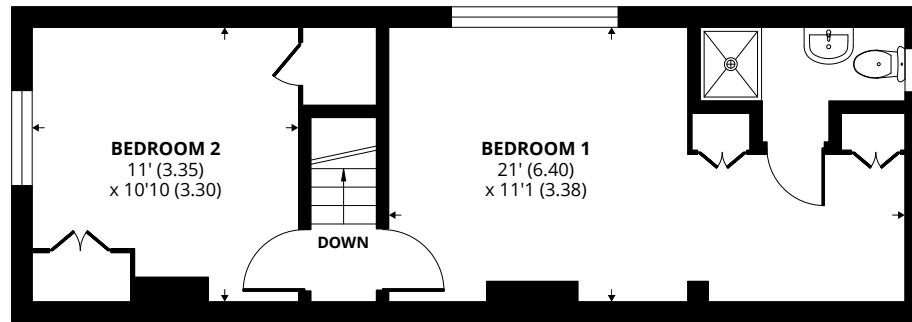
Completing the ground floor is a convenient bathroom, while the upper level hosts two double bedrooms, including a principal bedroom with a dressing area and en-suite shower room.

With a block paved drive for off-road parking and offered with no onward chain, this property offers comfortable living in a highly sought-after location.

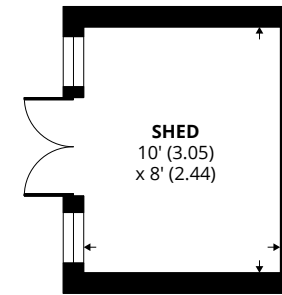
Agents Note: A damp report has been commissioned by the vendors, for further information please contact Henry Adams Chichester.

Chichester District Council - 24/25 Tax Band D £2,225.10

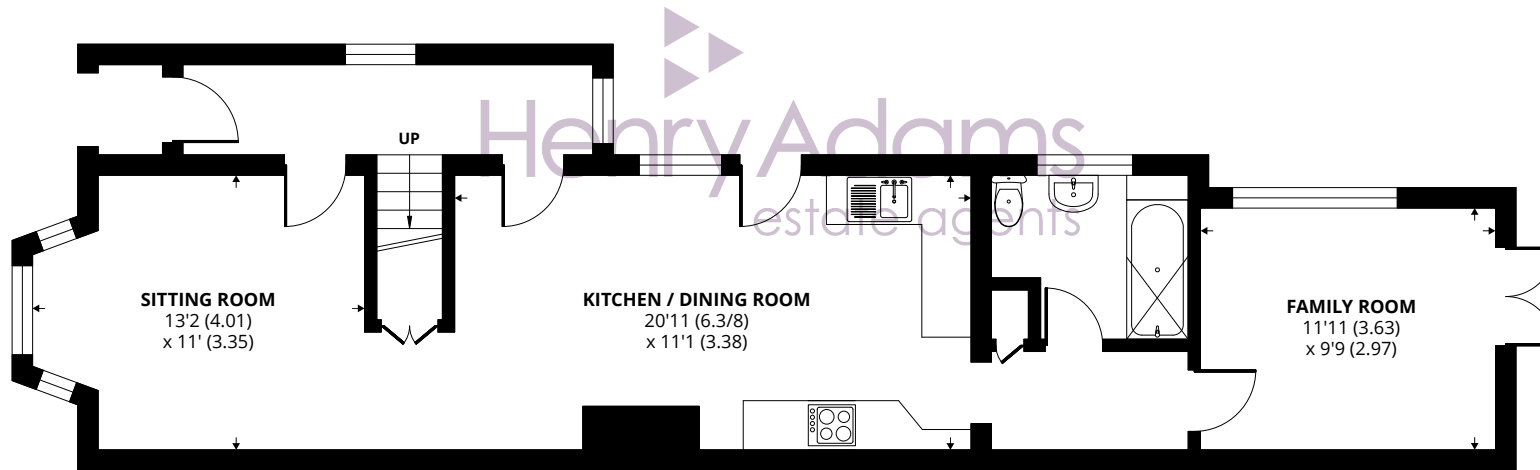




FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Approximate Area = 1105 sq ft / 102.6 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



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.

Location

Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. 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. 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

From the Northgate circulatory system proceed north along the A286 Broyle Road. Pass Oaklands Park and the Roussillon Park development on the right hand side and take the first turning on the right into The Broadway. The property towards the end on the left.

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