



1 Broakes Road, Chichester

A 917 sqft house on the much sought after Roussillon Park on the north side of the city



- ▶ End of terrace house
- ▶ Sitting room
- ▶ Modern kitchen/breakfast room
- ▶ En-suite shower & family bathroom/WC
- ▶ Short walk to the Chichester Festival Theatre
- ▶ Popular location on an exclusive development
- ▶ Two double bedrooms
- ▶ Low maintenance garden
- ▶ Off-road parking
- ▶ Vacant possession

Situated within the sought-after Roussillon Park development on the outskirts of Chichester city centre, lies this well-presented end terrace house. Built circa 2016, the accommodation offered is modern and well-proportioned.

On the ground floor, there is a cloakroom, dual aspect sitting room and kitchen/breakfast room with integrated appliances. On the first floor there is a smart bathroom and two double bedrooms, one has an en-suite shower room, and both have built-in wardrobes.

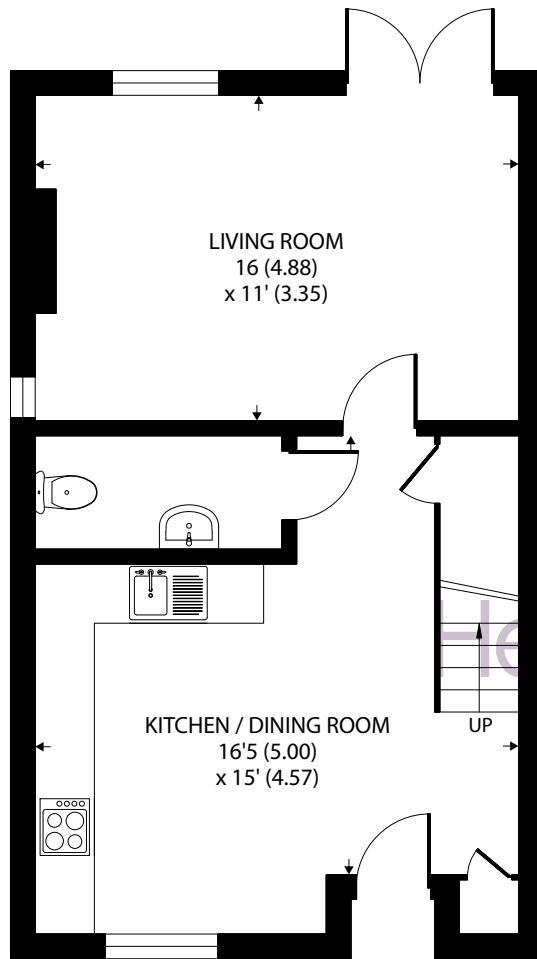
The rear garden has been paved for low maintenance and has vehicular access to a secure gated parking space.

There are solar panels that benefit from a 'Feed in Tariff'.

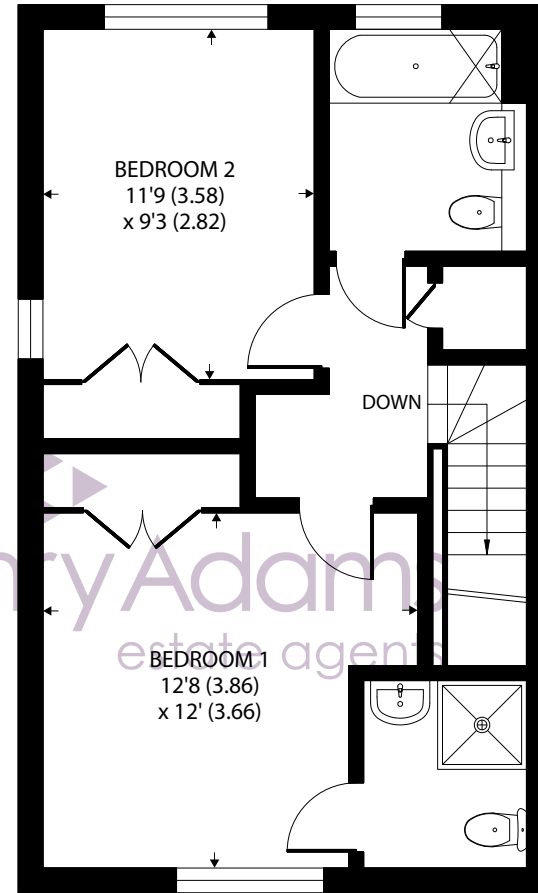
Estate Management Charge: £449 (covering the maintenance of all the common areas including the three parks, play area and the landscaping).

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

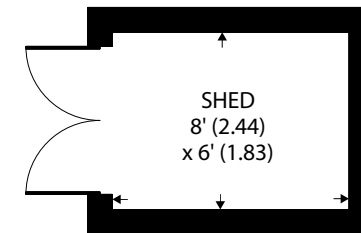
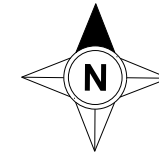




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 917 sq ft / 85.1 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 965 sq ft / 89.5 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 convenience store, doctors' surgery with pharmacy and there is a bus service into Chichester. 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 out of Chichester on the A286 (Broyle Road) signposted to Midhurst. After Oaklands Park take the second turning on the right into Charlotte Avenue and then second left into Foster Road. Broakes Road is a short distance along on the right and the property is on the left.

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