



**Bell & Blake**  
SALES & LETTINGS

2 Ireland Close, Westhampnett, Chichester, West Sussex PO18 0GL

Asking Price £675,000

## 2 Ireland Close, Westhampnett, Chichester, West Sussex PO18 0GL



3



4



2



EPC B

- ▶ Spacious Detached House Just 1.5 Miles From City Centre
- ▶ Secluded South Westerly Aspect Rear Garden
- ▶ 4 Well Proportioned Bedrooms (Master With Ensuite)
- ▶ Contemporary Family Bathroom With Shower & Bath
- ▶ 3 Reception Areas, Kitchen Diner, Lounge & Study/Bed 5
- ▶ Large Driveway With Detached Pitched Roof Garage With Power & Car Charging Point
- ▶ Cul-De-Sac Location
- ▶ Downstairs WC & Utility Room
- ▶ Remainder Of NHBC Guarantee

This stunning spacious detached house is situated in an elevated position, boasting a secluded South Westerly aspect rear garden.

The first floor accommodation comprises of 4 well proportioned bedrooms (Master with ensuite), galleried landing with window and a contemporary bathroom.

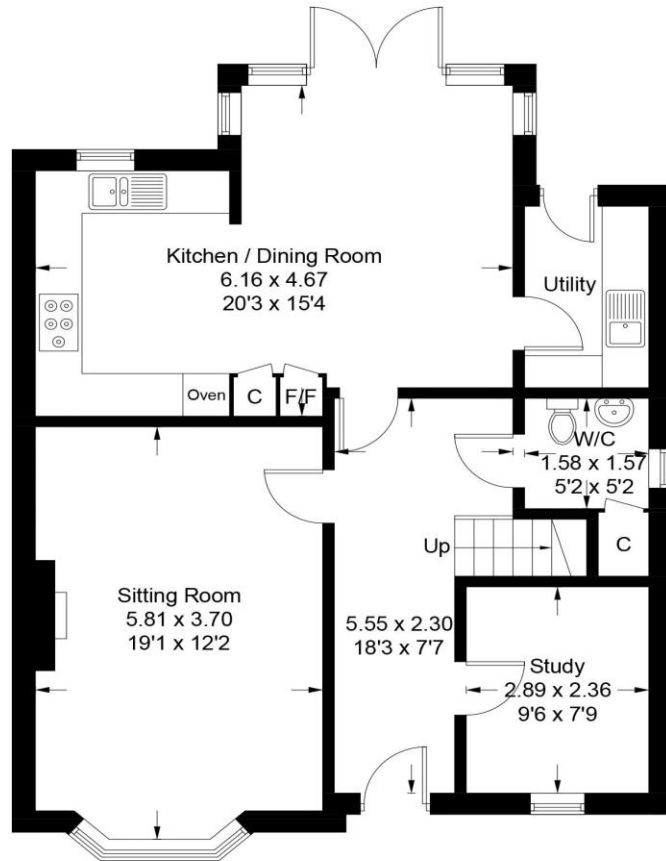
To the ground floor there is a generous entrance hall, a kitchen diner, bay fronted lounge, Study/Bed 5, downstairs WC & utility room.

Outside there is large driveway, detached pitched roof garage with power & light, electric car charging point, a hedge screened front garden and a secluded South Westerly aspect rear garden. An internal viewing is essential to appreciate all the property has to offer.

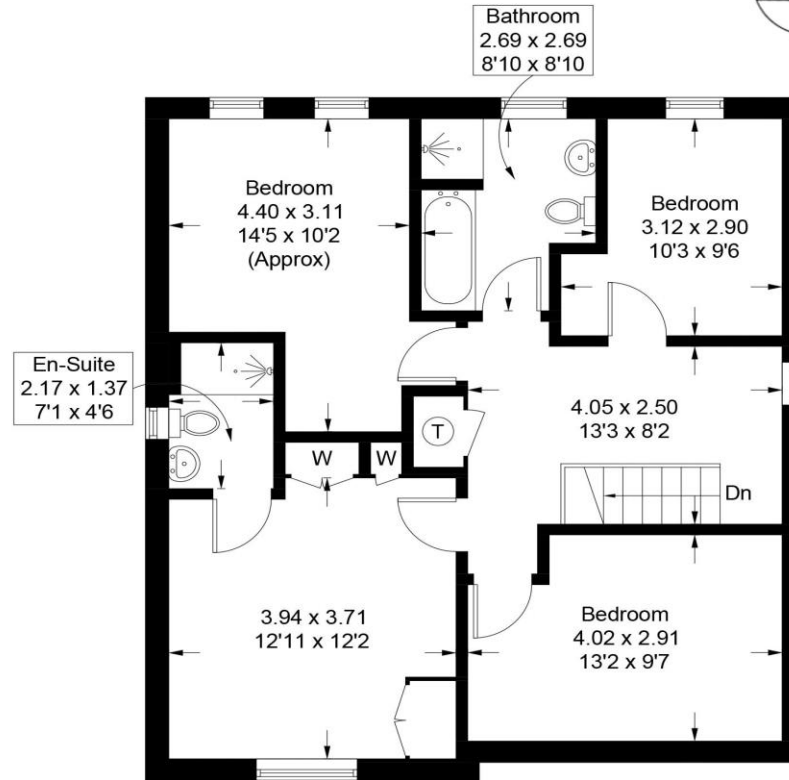
Council Tax Band: E



# Ireland Close



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 74.6 sq m / 803 sq ft  
 First Floor = 70.0 sq m / 753 sq ft  
 Total = 144.6 sq m / 1556 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)