



**Bell & Blake**  
SALES & LETTINGS

23 Buckle Mead, Eastergate, Chichester, West Sussex PO20 3AT

Asking Price £385,000



## 23 Buckle Mead, Eastergate, Chichester, West Sussex PO20 3AT



1



3



2



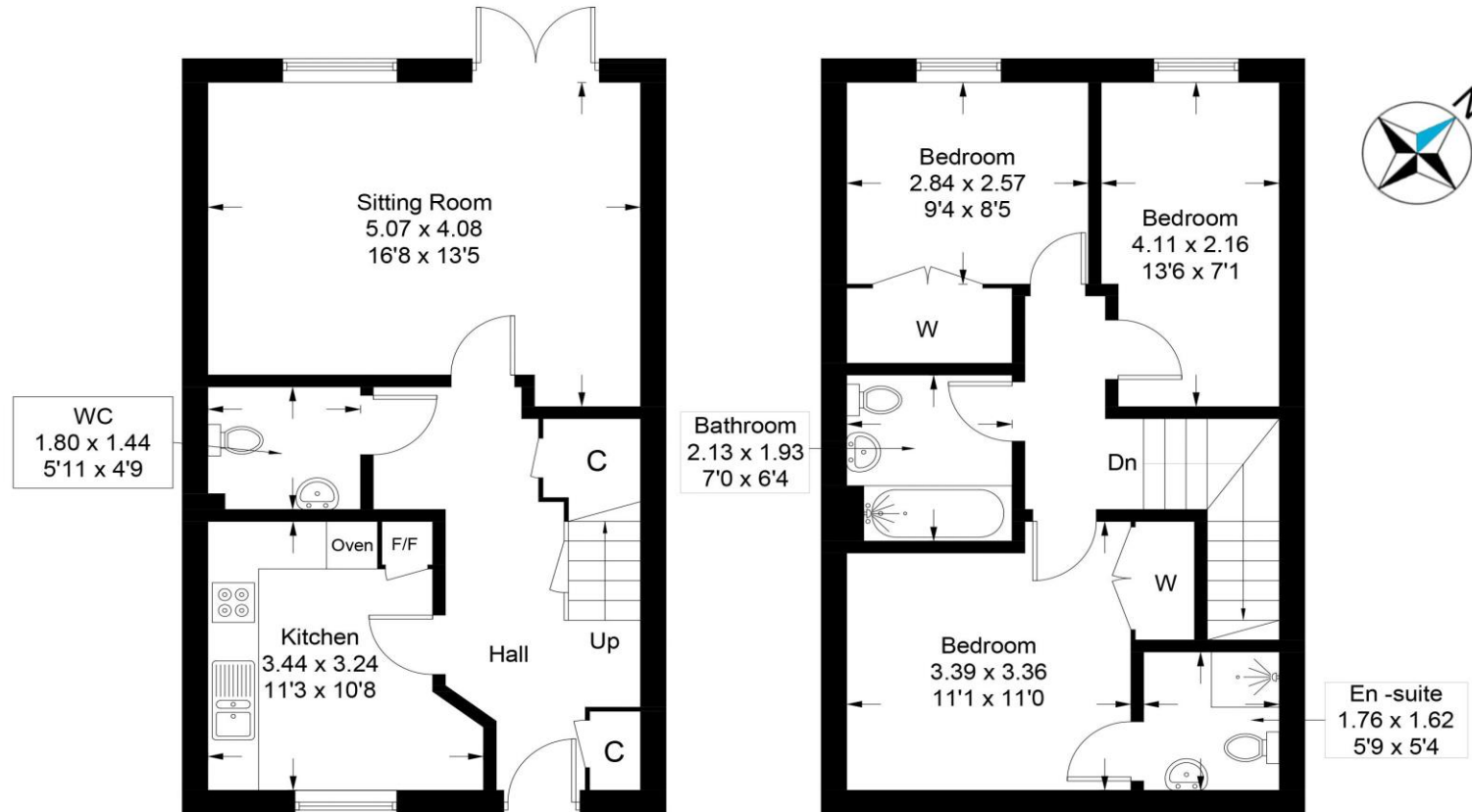
- › Pleasant green outlook to the rear
- › 3 good sized bedrooms
- › Master with ensuite
- › Downstairs WC
- › Contemporary Kitchen
- › Landscaped rear garden
- › Spacious driveway for 2 cars and electric car charge point
- › Quiet Location
- › Remainder of NHBC Guarantee
- › Large shed for storage

This spacious 3 bedroom semi-detached house is perfectly located in Eastergate approximately 12 minutes from Chichester, Arundel and the local beach in Bognor Regis. The house boasts 3 well-proportioned bedrooms (master with ensuite) a modern family bathroom, a contemporary kitchen, a downstairs WC and a lounge diner. There is a spacious driveway to the side for 2 cars with an electric car point. The rear garden is of a Westerly aspect and is beautifully landscaped with a good level of seclusion. There is a large shed for storage and a side access gate. Remainder of NHBC guarantee. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



## Buckle Mead



**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 46.0 sq m / 495 sq ft  
 First Floor = 45.6 sq m / 491 sq ft  
 Total = 91.6 sq m / 986 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.

**SussexPropertyPhotographer.co.uk**

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+)                                       |         | 96                      |
| <b>A</b>                                    |         |                         |
| (81-91)                                     |         |                         |
| <b>B</b>                                    |         |                         |
| (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 |         |                         |
| England & Wales                             |         | 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)