



Bell & Blake
SALES & LETTINGS

17 Beehive Lane, West Broyle, Chichester, West Sussex PO19 3FX

Asking Price £350,000

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1



2



2



EPC

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- › Stunning location backing onto a copse
- › 2 double bedrooms, 2 bathrooms (1 ensuite)
- › Kitchen Diner
- › Lounge
- › Utility space
- › Downstairs WC
- › Off road parking for 2 cars
- › Under 1 mile from the city centre, with countryside walks nearby
- › Remainder of NHBC guarantee
- › Jessie Younghusband School catchment

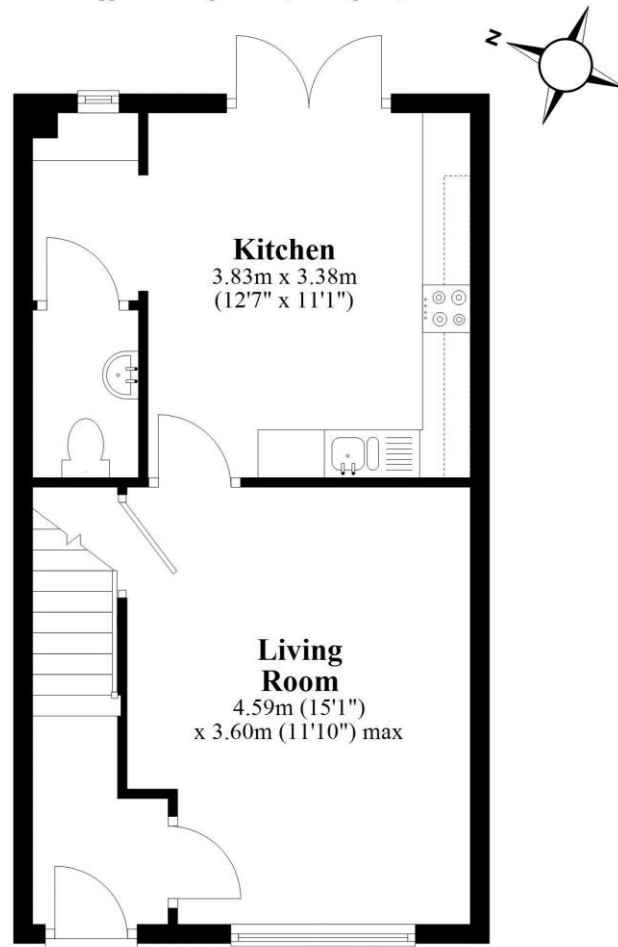
Great plot location backing on to a copse! This immaculately presented 2 double bedroom 2 bath home, boasts 2 off road parking spaces a kitchen diner, lounge, downstairs WC and utility space. One of the bathrooms is an ensuite to the master bedroom. Just under 1 mile from the centre in a cul-de-sac location in the Jessie Younghusband school catchment area. The property also benefits from the remainder of an NHBC Guarantee. NO FORWARD CHAIN.

Council Tax Band: D



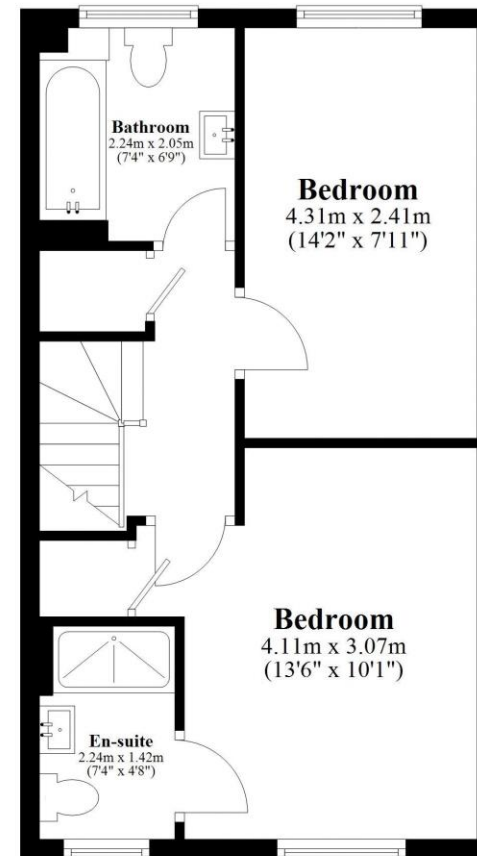
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)

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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+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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