



Bell & Blake
SALES & LETTINGS

53 Baxendale Road, Chichester, West Sussex, PO19 6US

Asking Price £425,000

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- › Spacious Townhouse
- › 3 Large Double Bedrooms (2 With Ensuites)
- › First Floor Family Bathroom & Downstairs WC
- › Integral Garage
- › 'L' Shaped Rear Garden With Shed And Side Gate
- › Kitchen Diner & Conservatory
- › First Floor Lounge With Juliet Balcony
- › 2 Car Wide Driveway
- › Viewing Advised
- › Gas Fired Central Heating & Double Glazed

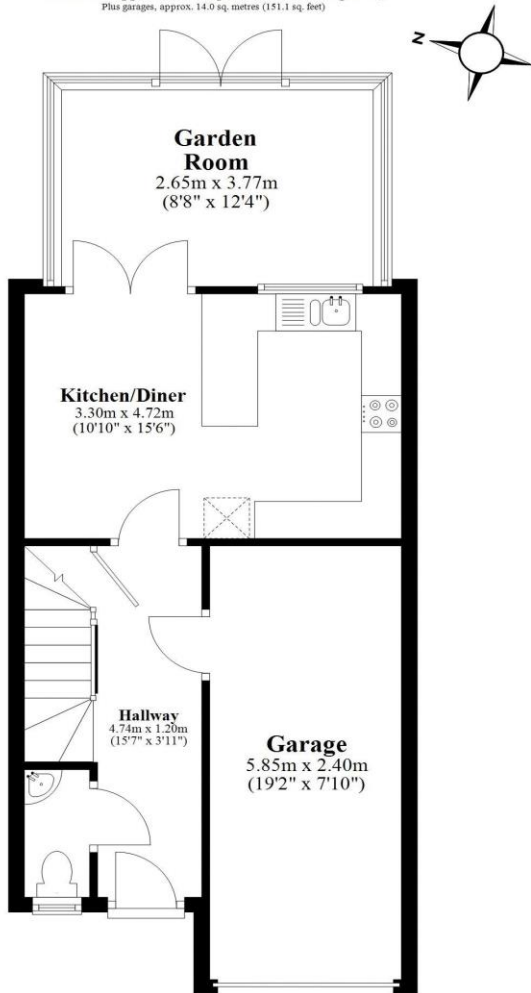
This deceptively spacious Townhouse boasts 3 large double bedrooms (master & bed 2, both with ensuites), further family bathroom, L shaped Lounge with Juliet style balcony, Kitchen diner on the ground floor with downstairs WC, integral garage and a conservatory. There is a 2 car wide driveway to the front and a L shaped garden to the rear with shed and side access gate. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: E



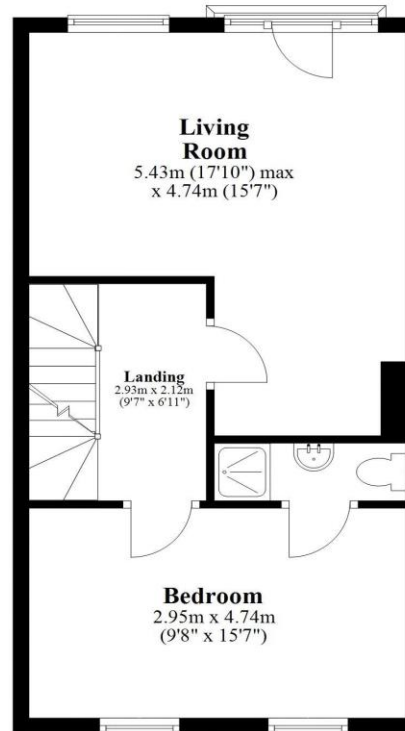
Ground Floor

Main area: approx. 36.7 sq. metres (394.6 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)



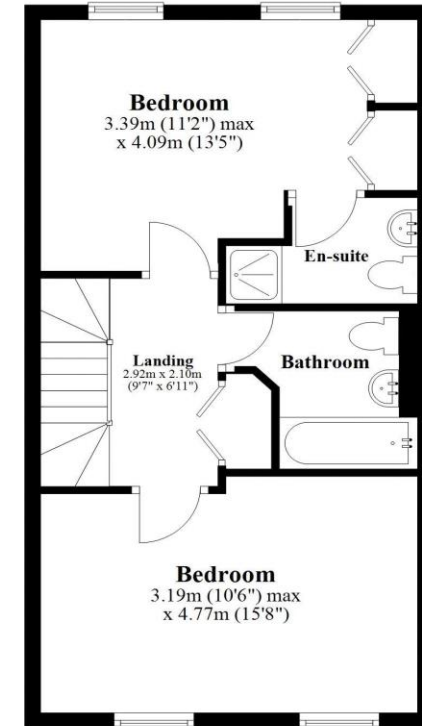
First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Second Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Main area: Approx. 125.6 sq. metres (1351.4 sq. feet)

Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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		
(81-91) B		86
(69-80) C	76	
(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		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk