



Bell & Blake
SALES & LETTINGS

6 Baxendale Road, Chichester, West Sussex, PO19 6UN

Asking Price £395,000

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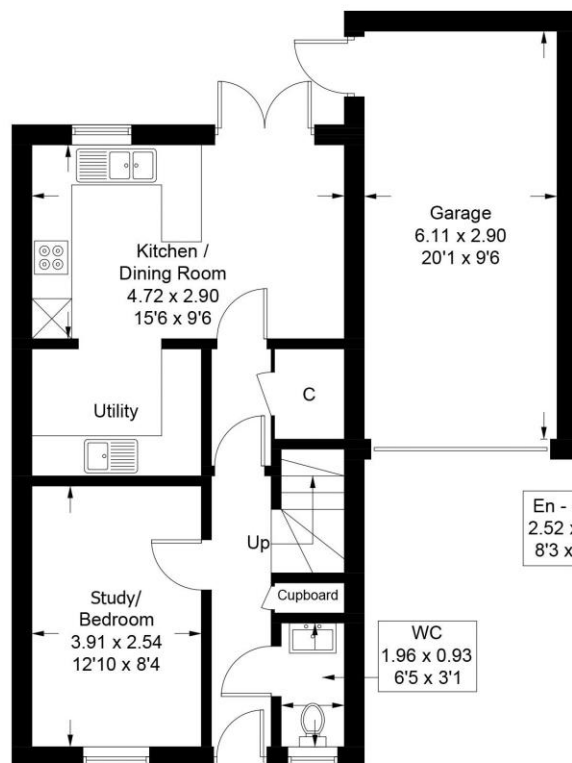
- › Close to city centre, university and hospital
- › Three/four bedroom semi detached house
- › Versatile accommodation
- › Master Bedroom with ensuite
- › Garage
- › Driveway
- › EPC - C
- › Chain Free!

Chain Free! A spacious and flexible three to four bedroom semi-detached house in an ideal location within a short walk of Chichester City Centre, hospital and university. It benefits from off street parking in front of the garage as well as double glazing and gas central heating. The accommodation is arranged over three floors the kitchen, utility room, cloakroom and study/bedroom on the ground floor, sitting room and master bedroom with en-suite shower room on the first floor and two further bedrooms a family bathroom and an en-suite shower room to the second floor. To the rear of the property there is a fence enclosed garden mainly laid to lawn. The property offers well planned, versatile accommodation and viewing is advised.

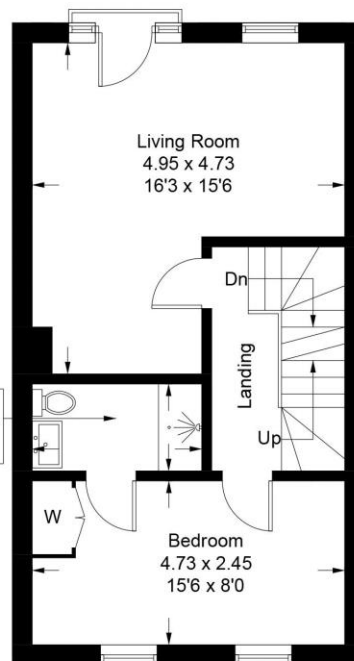
Council Tax Band: E



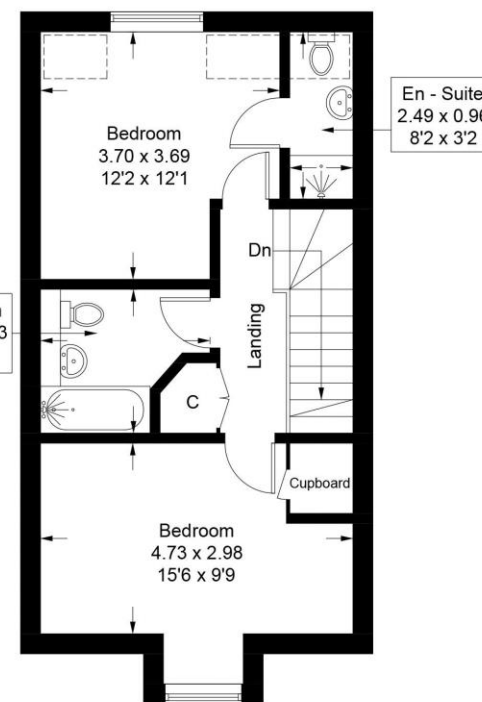
Baxendale Road



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 42.6 sq m / 458 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Second Floor = 43.2 sq m / 465 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 146.0 sq m / 1570 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.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	87
EU Directive 2002/91/EC		
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