



Bell & Blake
SALES & LETTINGS

2 Tarragon Avenue, Chichester, West Sussex, PO20 2NQ

Asking Price £599,950

2 Tarragon Avenue, Chichester, West Sussex, PO20 2NQ



2



4



2



- › High ceilings and a high end finish throughout
- › 25ft Kitchen dining family room to the rear
- › Lounge
- › Utility room
- › Downstairs WC
- › 4 Double bedrooms
- › Master with ensuite and contemporary family bathroom
- › Private driveway and pitched roof garage with power and light

This stunning home is situated in a cul-de-sac location around 1 mile from the city centre. The property was constructed by Redrow homes in 2022 with a high-end finish throughout and has been upgraded further by the current owners. The high ceilings, well thought out layout and luxury fitments are what set Redrow homes above other new homes developers.

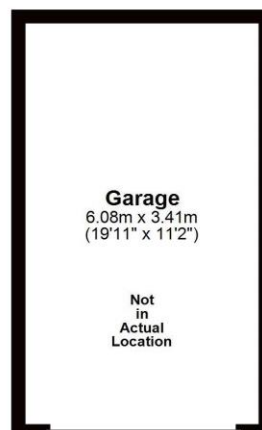
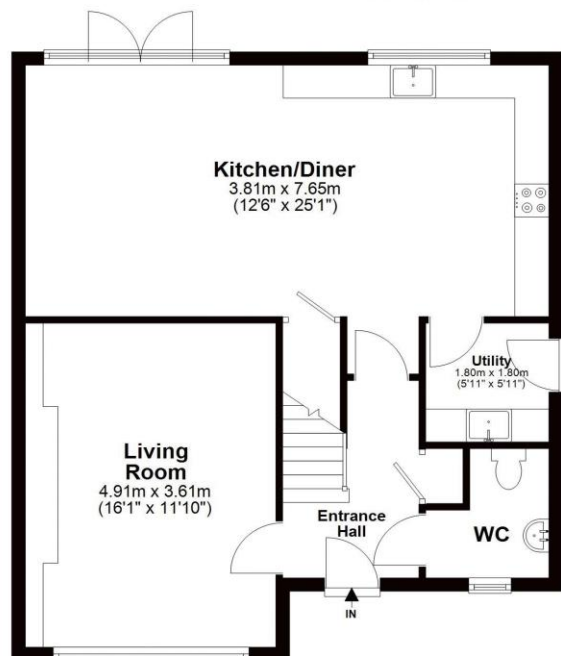
The property boasts a magnificent 25ft kitchen dining family room to the rear, a spacious lounge, utility room, entrance hall and downstairs WC to the ground floor. On the first floor there are 4 Double bedrooms, an ensuite to the master and a contemporary family bathroom. Outside to the front there is a garden and private driveway to the side, leading to the garage. To the rear there is a detached pitched roof garage with power and light and a side gate to the beautifully landscaped rear garden. An internal viewing is essential to appreciate all this property has to offer.

Council Tax Band: F



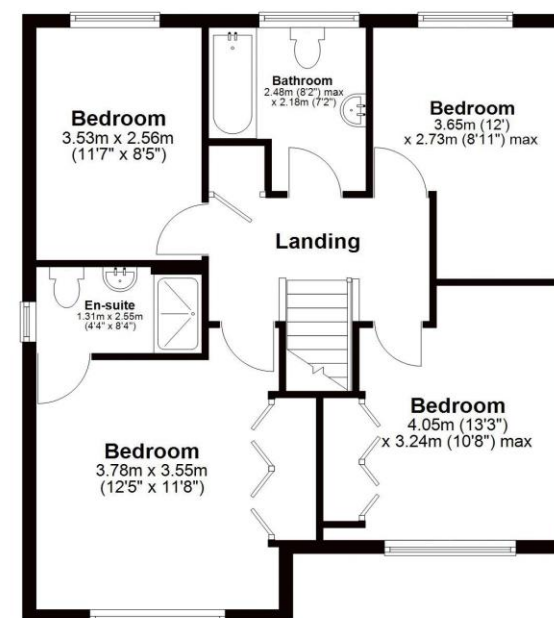
Ground Floor

Main area: approx. 63.0 sq. metres (678.5 sq. feet)
Plus garages, approx. 20.8 sq. metres (223.4 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Main area: Approx. 126.4 sq. metres (1360.6 sq. feet)

Plus garages, approx. 20.8 sq. metres (223.4 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		94
(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		

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