



**Bell & Blake**  
SALES & LETTINGS

35 Farndell Close, Chichester, West Sussex, PO19 7HB

Asking Price £325,000



## 35 Farndell Close, Chichester, West Sussex, PO19 7HB



1



3



1

EPC D

- › Deceptively spacious 3 bed home
- › 3 Double bedrooms
- › Downstairs WC
- › Lounge Diner
- › Fitted Kitchen
- › Cul-De-Sac location
- › No Forward Chain

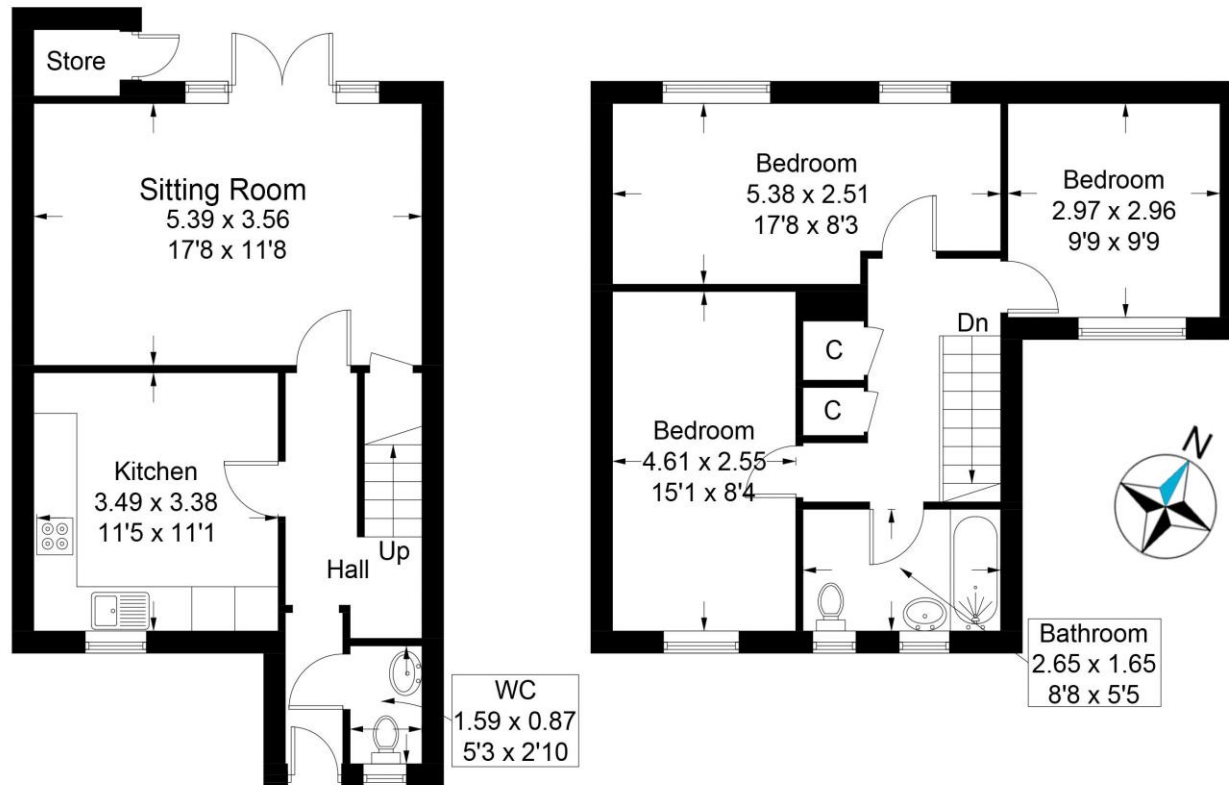
This deceptively spacious 3 bedroom home is located in a cul-de-sac location just a short walk from the City centre, St Richards Hospital, Chi Uni and more.

The accommodation comprises of 3 well-proportioned bedrooms and a bathroom to the first floor, then a lounge diner, kitchen breakfast room and downstairs WC to the ground floor. Outside there are private front and rear gardens with side access and a storage shed. No Forward Chain.

Council Tax Band: D



## Farndell Close



### Ground Floor

### First Floor

Approximate Gross Internal Area  
 Ground Floor = 42.4 sq m / 456 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 External Store = 1.2 sq m / 13 sq ft  
 Total = 91 sq m / 979 sq ft

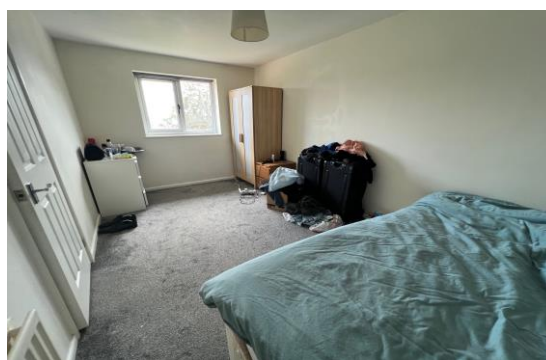


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
<b>England &amp; Wales</b>		
		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)