



Bell & Blake
SALES & LETTINGS

75 Whyke Lane, Chichester, West Sussex, PO19 7PD

Asking Price £492,500



2



3



2

EPC D

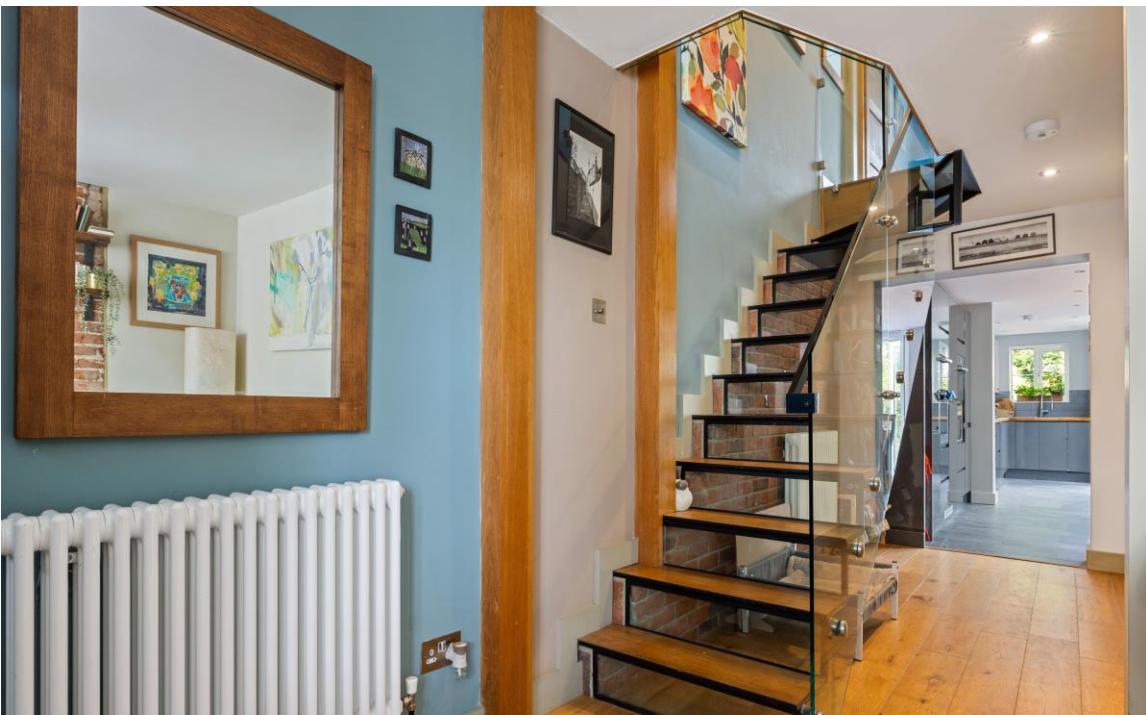
- Stunning extended character property
- Just a short walk from the city centre
- Cul-de-sac location
- Kitchen diner with 2 sets of bi-fold doors, underfloor heating, NEFF and Bosch appliances
- Bay fronted lounge with decorative fireplace
- Utility room and downstairs shower room
- 4 Piece family bathroom with remote controlled lighting
- 3 well appointed bedrooms
- Feature staircase with glass uprisers

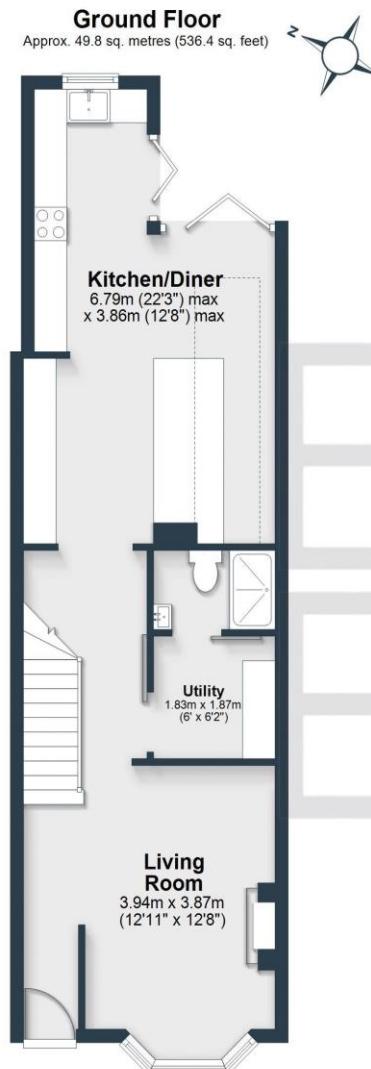
Plenty of WOW factor in this extended character property, located in a cul-de-sac, just a short walk from the city centre.

Main features of this beautiful home include the stunning kitchen diner with 2 sets of bi-fold doors, a bay fronted lounge with decorative fireplace, a feature staircase with glass uprisers, a utility room with downstairs shower room, 3 well-appointed bedrooms, a first floor 4 piece bathroom and a stunning rear garden offering a good level of seclusion with outside power and lighting and rear gate giving access onto alleyway.

An internal viewing is essential to appreciate all this property has to offer.

Council Tax Band: D

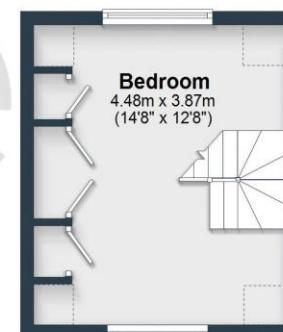




First Floor
Approx. 34.4 sq. metres (369.9 sq. feet)



Second Floor
Approx. 17.3 sq. metres (186.7 sq. feet)

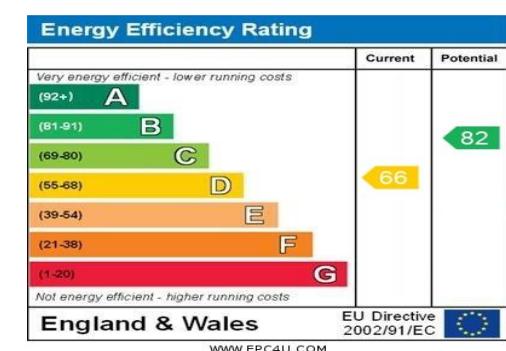
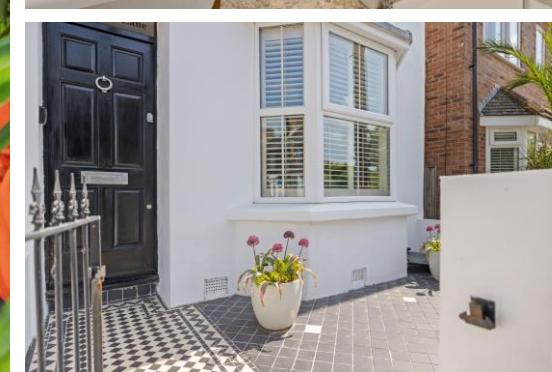


Total area: approx. 101.5 sq. metres (1093.0 sq. feet)

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 documentation 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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



To arrange a viewing call 01243 790674 [View details online at](#) bellandblake.co.uk