



Bell & Blake
SALES & LETTINGS

3 Kingsham Avenue, Chichester, West Sussex, PO19 8AW

Asking Price £375,000

3 Kingsham Avenue, Chichester, West Sussex, PO19 8AW



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- › Deceptively spacious extended property, under 700m from the city centre and train station
- › 3 bedrooms
- › 2 bathrooms (1 ensuite) and downstairs WC
- › Loft room
- › Kitchen diner
- › Large dual aspect sitting room
- › Beautifully landscaped low maintenance rear garden.
- › Off road parking for smaller cars

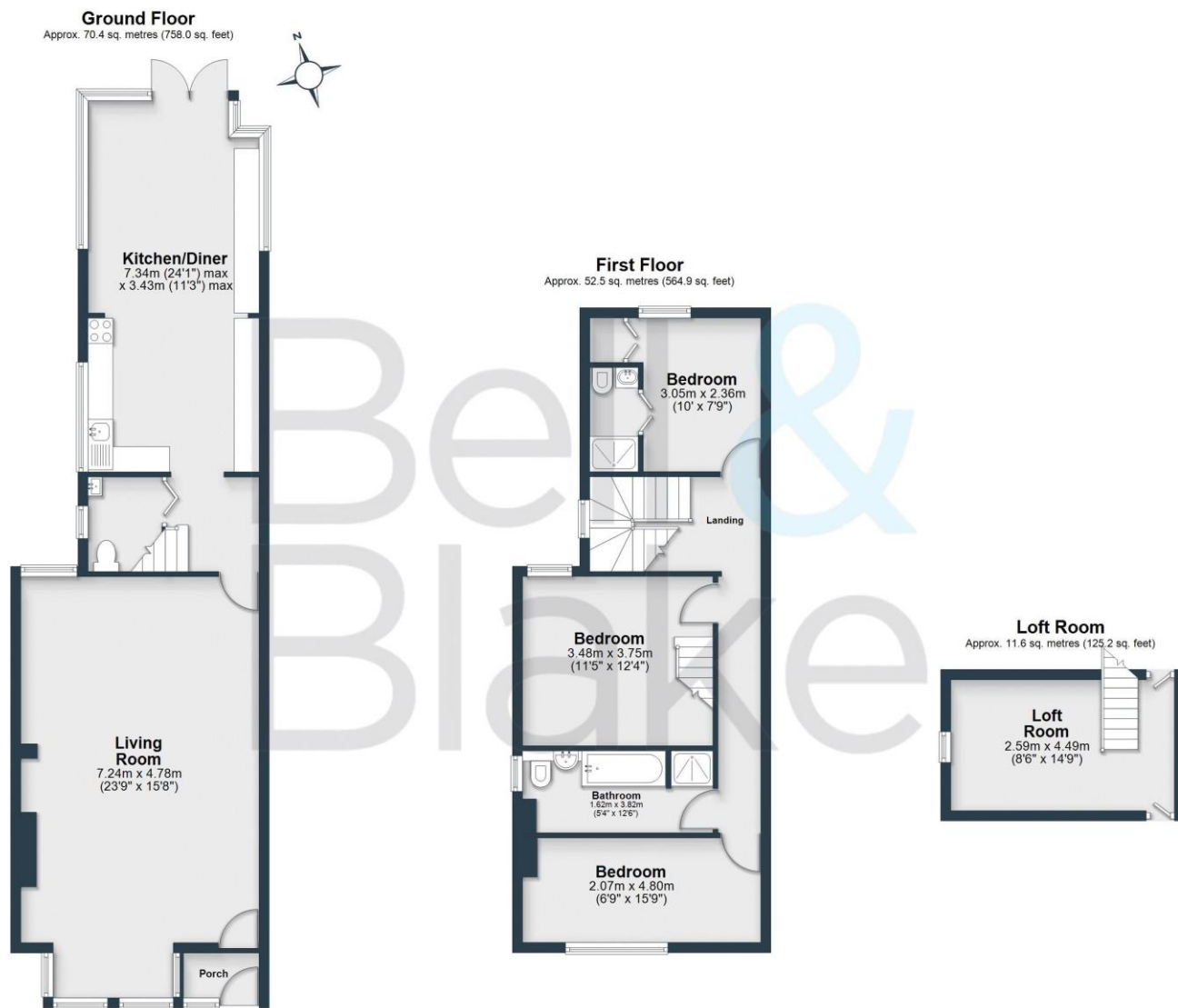
This extended deceptively spacious semi-detached character property is conveniently located just a short walk (under 700m) from the city centre and station.

The property boasts 3 bedrooms, 2 bathrooms (1 ensuite) a loft room, kitchen diner, downstairs WC and a large dual aspect sitting room. Off road parking is possible for smaller cars in the rear garden via the side access. An internal viewing is essential to appreciate all this property has to offer.

NO FORWARD CHAIN.

Council Tax Band: E





Total area: approx. 134.5 sq. metres (1448.1 sq. feet)

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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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	73
(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