



Bell & Blake
SALES & LETTINGS

39a Adelaide Road, Chichester, West Sussex, PO19 7NF

Asking Price £379,950

39a Adelaide Road, Chichester, West Sussex, PO19 7NF



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- › Extended detached house
- › Walking distance to the city centre
- › NO FORWARD CHAIN
- › 3 Bedrooms
- › 1 Bathroom and 1 Shower room
- › Integral garage
- › Lounge diner
- › Driveway

This extended detached property is located within walking distance to the city centre (under 600m) and boasts off road parking and a garage! Overall there are 3 bedrooms to the first floor, 1 bathroom upstairs, 1 shower room downstairs, a long lounge diner, extended kitchen and integral garage. Outside there is an Easterly aspect rear garden, then a front garden and driveway to the front of the property. NO FORWARD CHAIN.

Council Tax Band: D



Adelaide Road



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 52.3 sq m / 563 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 124 sq m / 1335 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(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