



Bell & Blake
SALES & LETTINGS

33 Whyke Road, Chichester, West Sussex, PO19 7AW

Asking Price £350,000

33 Whyke Road, Chichester, West Sussex, PO19 7AW



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3



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- › Semi-detached house with driveway and garage
- › 3 Bedrooms and family bathroom to first floor
- › Kitchen diner, lounge and downstairs WC to ground floor
- › Rear garden with side and rear access
- › Walking distance from the city centre (approx. 800m)
- › Local shop, bus stop and school under 350m away.

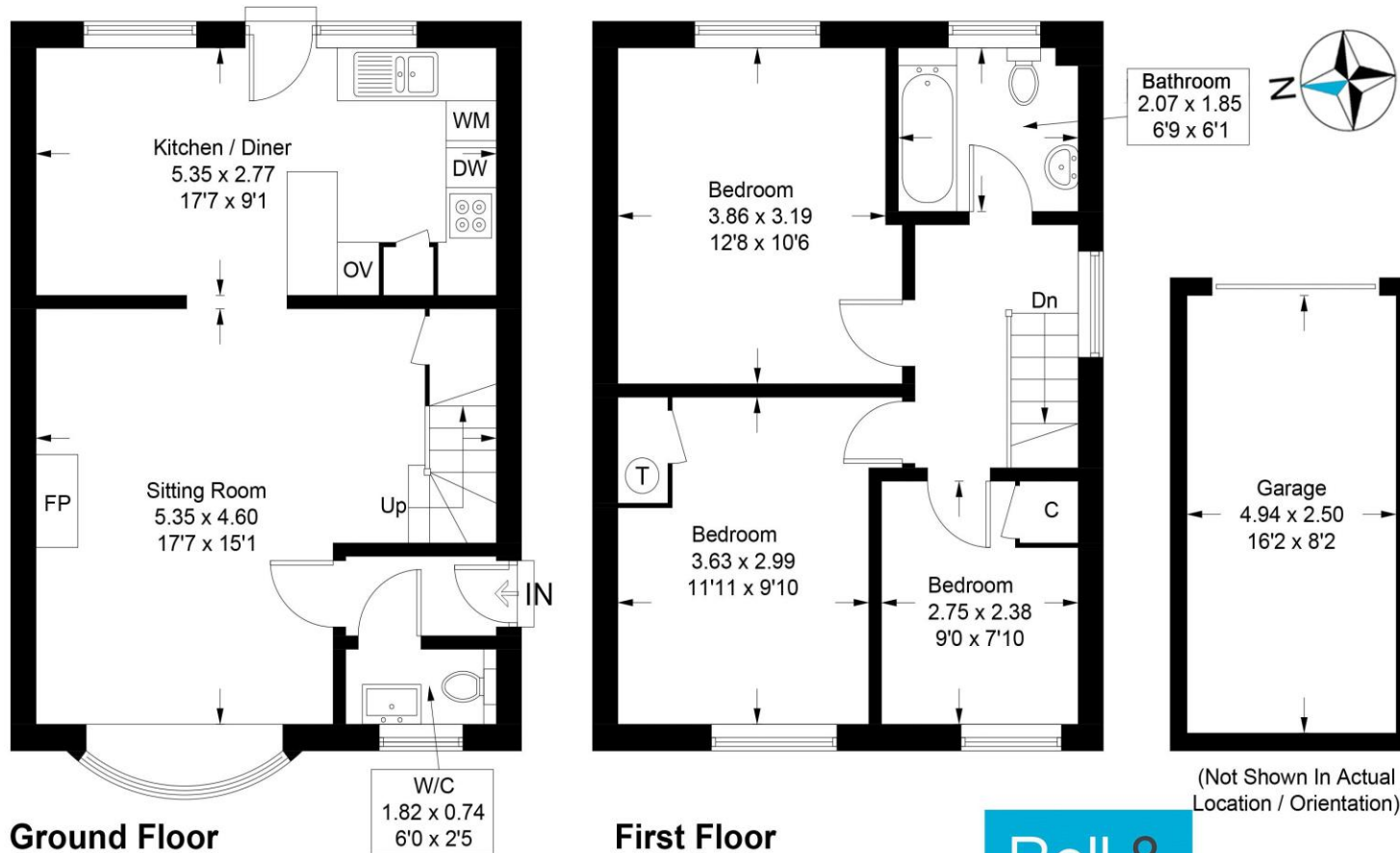
Located under 800m from the city centre is this well presented semi-detached house. The property boasts a driveway and garage to the rear, 3 bedrooms, family bathroom, downstairs WC, kitchen diner and living room with bay window.

Local bus stops, school and shops can be found under 350m away. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



Whyke Road



First Floor

Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 96.8 sq m / 1041 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		88
(69-80) C	74	
(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