



Bell & Blake
SALES & LETTINGS

Littledown, Church Road, Chichester, West Sussex PO19 7HN

Asking Price £675,000

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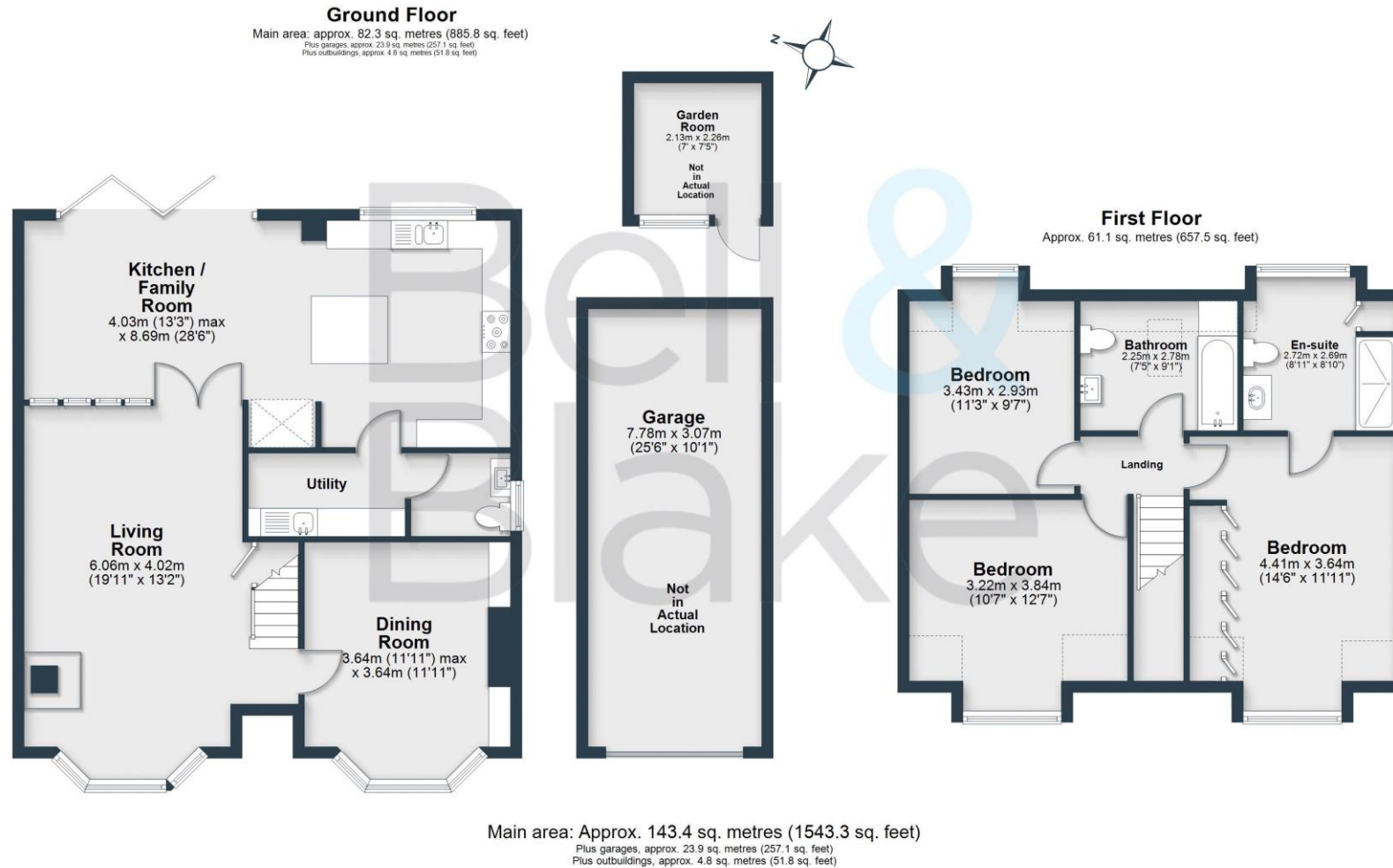


- ▶ Stunning extended detached property
- ▶ 3/4 double bedrooms
- ▶ Family bathroom and ensuite
- ▶ Kitchen dining family room, lounge and separate dining room (or bed 4)
- ▶ 25ft detached garage
- ▶ In and out driveway
- ▶ Just 0.85 miles from the city centre
- ▶ Utility room and downstairs WC

This stunning extended detached property is conveniently located just 0.85 miles from The city centre. The property boasts versatile living accommodation and be be set up as 4 or 3 bedrooms. There are 3 double bedrooms (master with ensuite) and family bathroom to the first floor. Then to the ground floor there is a kitchen dining family room with kitchen island and bi-fold doors, a bay fronted lounge with wood burning stove, a dining room/bedroom 4, a utility room and a downstairs WC. Outside there is a 25ft pitched roof garage, an in and out driveway, further outbuilding and a beautifully landscaped rear garden offering a good level of seclusion. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D





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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		
www.EPC4U.COM		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk