



**Bell & Blake**  
SALES & LETTINGS

Sunbeam Cottage, 10 Guilden Road, Chichester, West Sussex, PO19 7LA

Asking Price £410,000



## 10 Guilden Road, Chichester, West Sussex, PO19 7LA



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EPC D

- › Character cottage with stunning garden
- › Under 750m from the city centre
- › Shop, bus stops, pub and more just past the end of the road
- › Kitchen open plan to dining room
- › Utility and downstairs WC
- › 2 Double Bedrooms
- › First floor bathroom
- › Lounge with fireplace

Situated in a cul-de-sac under 750m from the city centre, is this beautiful character property with a stunning cottage garden. The property boasts 2 double bedrooms and a bathroom to the first floor, then a sitting room with fireplace, kitchen open plan to dining room with fireplace and a Utility and WC to the ground floor. There is plenty of charm and character throughout with ample amenities just past the end of the road including, pub, shop, bus stop and more. Florence Park is under 500m away. 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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://bellandblake.co.uk)