



Bell & Blake
SALES & LETTINGS

44 Victoria Road, Chichester, West Sussex, PO19 7HY

Asking Price £359,950

44 Victoria Road, Chichester, West Sussex, PO19 7HY



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- › Charming character cottage
- › Located around 1km from the city centre
- › 3 bedrooms
- › 20ft kitchen with vaulted ceiling
- › Large master bedroom with feature flint wall
- › 2 reception rooms (one with woodburning stove)
- › Long garden with large storage shed and side access
- › Quiet location
- › Double glazed and gas fired central heating

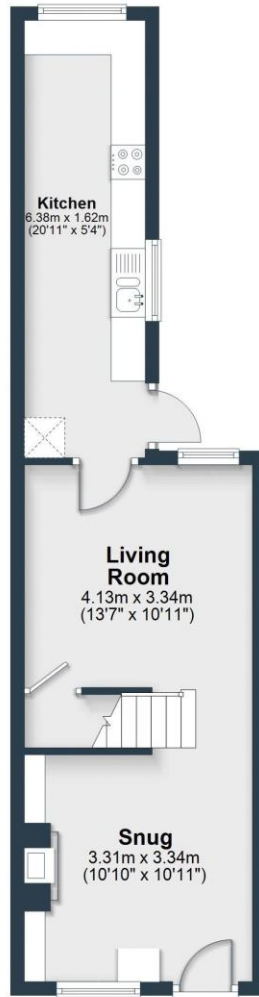
Stunning character cottage located just 1km from the city centre in a quiet location. The property boast 3 bedrooms, family bathroom, 2 reception rooms, a 20ft kitchen with vaulted ceiling and a private rear garden with side access and large shed. The cottage has many charming character features throughout. an internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: C



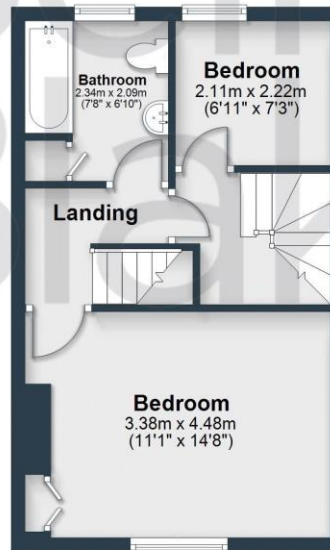
Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



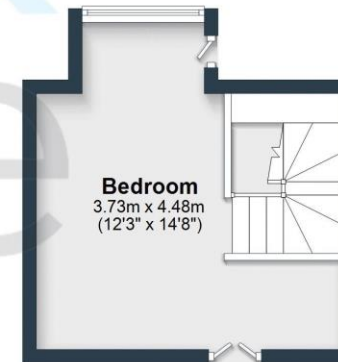
First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



Second Floor

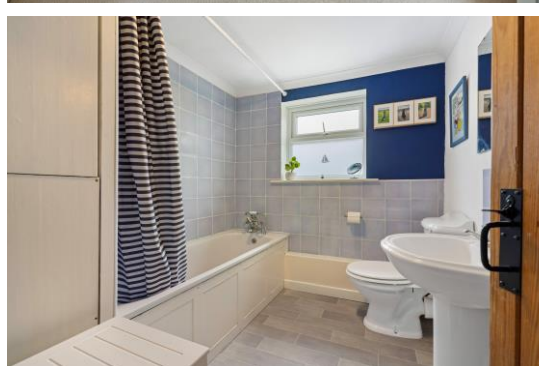
Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 88.3 sq. metres (951.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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	54	
(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