



Bell & Blake
SALES & LETTINGS

20 Boundary Lane, Chichester, West Sussex, PO19 6EP

Asking Price £625,000

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- › Views over Keepers Green to the front
- › Cul-de-sac location on the popular Graylingwell Park development around 1km from the city centre
- › Versatile living accommodation
- › Kitchen dining family room and separate sitting room
- › 4 bedrooms, master with ensuite and family bathroom
- › Utility room and downstairs WC
- › Driveway and garage
- › Beautiful rear garden with good level of seclusion

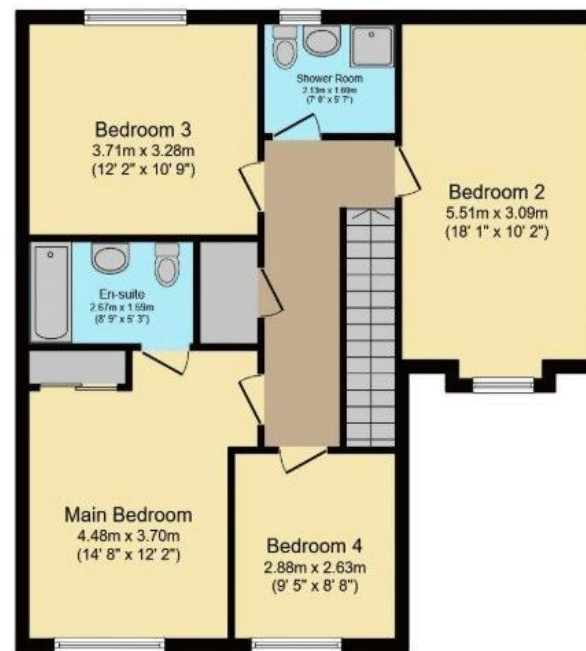
What a stunning location! This property boasts views over the keepers green to the front, a cul-de-sac location, no neighbouring property directly behind and is only 1km from the city centre. The house has versatile living accommodation over 2 floors. The ground floor has a magnificent kitchen dining family room with direct access to the rear garden, a separate living room, utility room, downstairs WC and an attached garage. To the first floor there is a master bedroom with ensuite, 3 further bedrooms and a contemporary family bathroom. Outside there is a beautifully landscaped rear garden offering a good level of seclusion and a driveway providing off road parking to the front. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: F





Ground Floor



First Floor

Total floor area 159.0 sq.m. (1,712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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		94
(81-91) B	85	
(69-80) C		
(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