



Bell & Blake
SALES & LETTINGS

33 Nicolson Close, Tangmere, Chichester, West Sussex PO20 2LA

Asking Price £450,000

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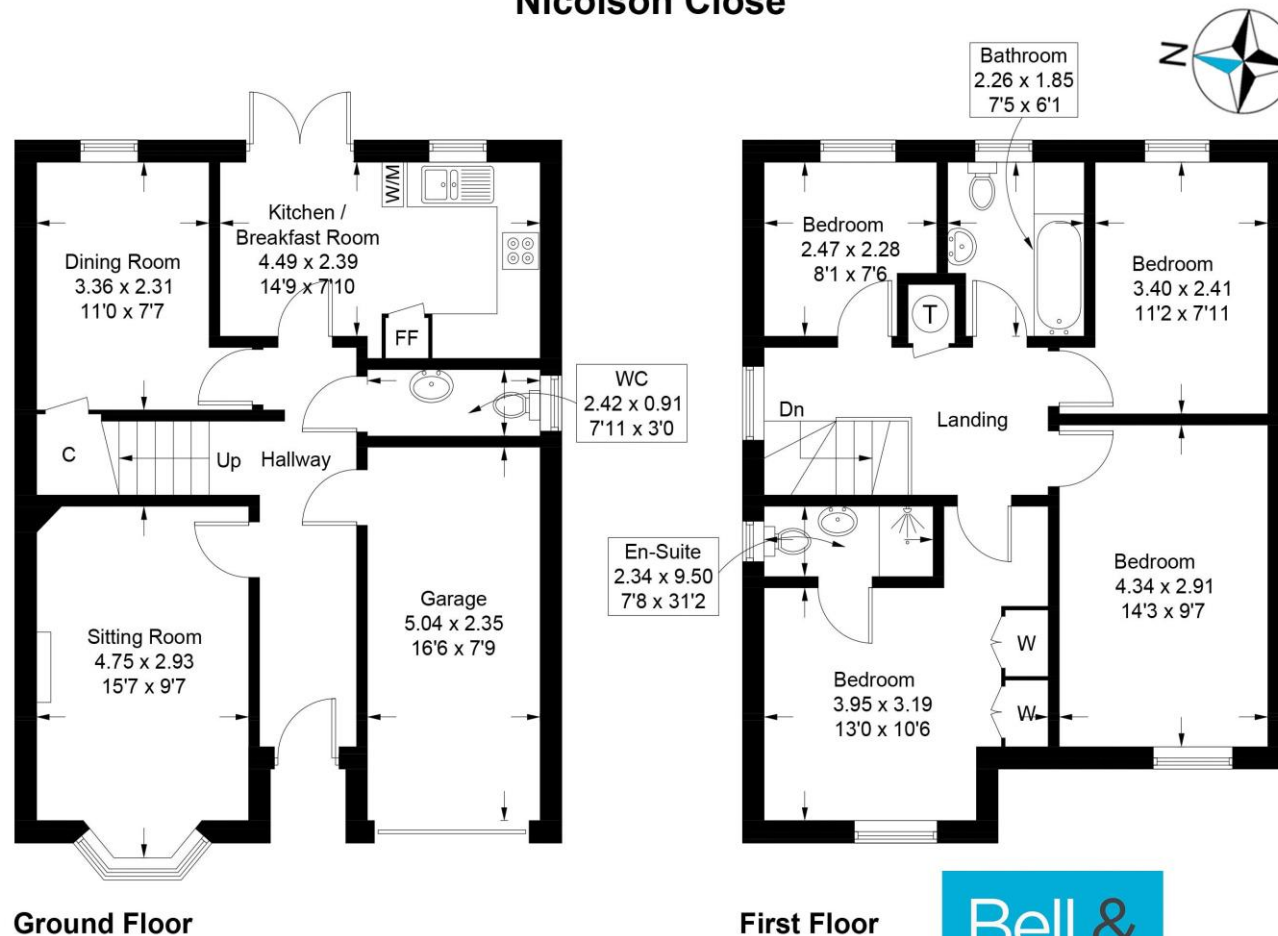
- › Spacious detached house
- › 4 bedrooms, master with ensuite and a family bathroom
- › Kitchen breakfast room
- › Bay fronted lounge
- › Dining room
- › Downstairs WC
- › Integrated garage double width driveway
- › Rear garden with good level of seclusion
- › NO FORWARD CHAIN

Located under 3.5 miles (10 minutes) from Chichester, in this popular cul-de-sac location, is the substantial 4 bed detached house. The property boasts a Kitchen breakfast room to the rear, a dining room, a well proportioned lounge to the front with bay window, integral garage and a downstairs WC to the ground floor. Then a master bedroom with ensuite, 3 further bedrooms and family bathroom to the first floor. Outside the rear garden is beautifully landscaped offering a good level of seclusion, then to the front there is a double width driveway with mature shrubs. An internal viewing is essential to appreciate all the property has to offer. NO FORWARD CHAIN.

Council Tax Band: E



Nicolson Close



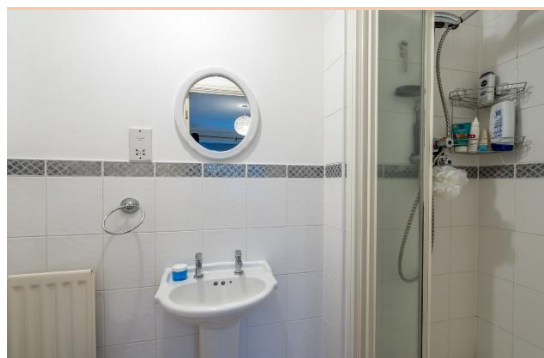
Approximate Gross Internal Area
 Ground Floor = 61.6 sq m / 663 sq ft
 First Floor = 58.2 sq m / 626 sq ft
 Total = 119.8 sq m / 1289 sq ft



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	83
EU Directive 2002/91/EC		
www.epc4u.com		

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