



**Bell & Blake**  
SALES & LETTINGS

9 Kimbridge Park, East Wittering, Chichester, West Sussex PO20 8RE

Asking Price £290,000

## 9 Kimbridge Park, East Wittering, Chichester, West Sussex PO20 8RE



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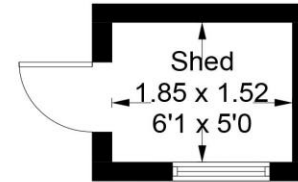
- › Located just a short stroll from East Wittering Beach
- › Semi-detached bungalow
- › 2 Bedrooms
- › Lounge
- › Conservatory
- › Modern fitted kitchen
- › Contemporary shower room
- › Potential for off road parking to the front

Located under 350m from the stunning East Wittering Beach. This beautifully presented semi-detached bungalow is situated in a cul-de-sac location and boasts 2 bedrooms, a conservatory, a lounge, a modern fitted kitchen, contemporary shower room and a westerly aspect rear garden. There is potential for off road parking to the front. An internal viewing is essential to appreciate all the property has to offer.

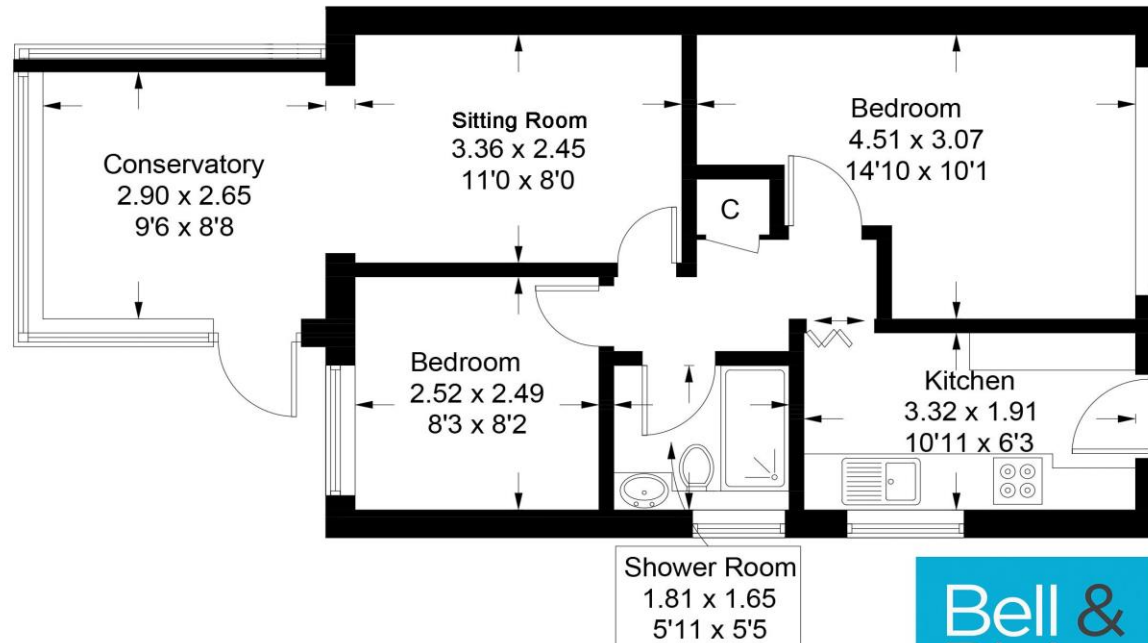
Council Tax Band: B



## Kimbridge park



(Not Shown In Actual  
Location / Orientation)



Approximate Gross Internal Area = 49.5 sq m / 533 sq ft  
Shed = 2.8 sq m / 30 sq ft  
Total = 52.3 sq m / 563 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.

[SussexPropertyPhotographer.co.uk](http://SussexPropertyPhotographer.co.uk)

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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		