



**Bell & Blake**  
SALES & LETTINGS

14 Ashburnham Close, Chichester, West Sussex, PO19 3NB

Asking Price £475,000



## 14 Ashburnham Close, Chichester, West Sussex, PO19 3NB



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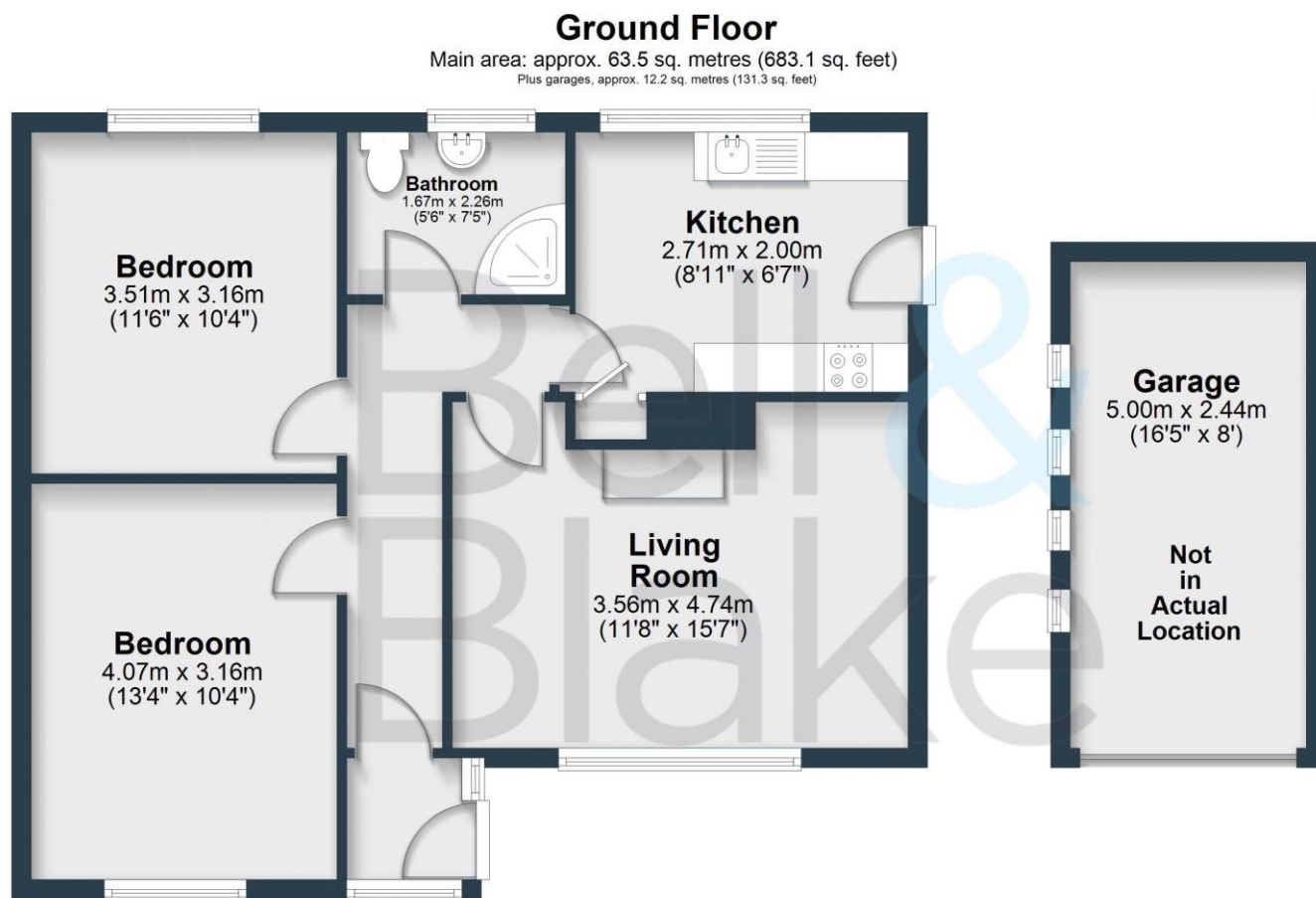
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- › Detached bungalow in highly sought after tucked away cul-de-sac location
- › Just a short flat walk from the city centre
- › 2 Double bedrooms
- › Lounge diner
- › Fitted Kitchen
- › Bathroom
- › Double glazed and gas fired central heating
- › Driveway and garage
- › NO FORWARD CHAIN

This charming detached bungalow, is conveniently located in a highly sought after, quiet cul-de-sac location just a short flat walk from the city centre. The property boasts 2 double bedrooms, a lounge diner, bathroom, fitted kitchen, driveway for multiple cars, detached garage and a back corner plot garden. The property is fully double glazed and has gas fired central heating. NO FORWARD CHAIN.

Council Tax Band: E





**Main area: Approx. 63.5 sq. metres (683.1 sq. feet)**  
Plus garages, approx. 12.2 sq. metres (131.3 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.



Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.

