

White & Brooks

CHICHESTER

£450,000

Langdale Avenue • Chichester • West Sussex

“Detached Bungalow”



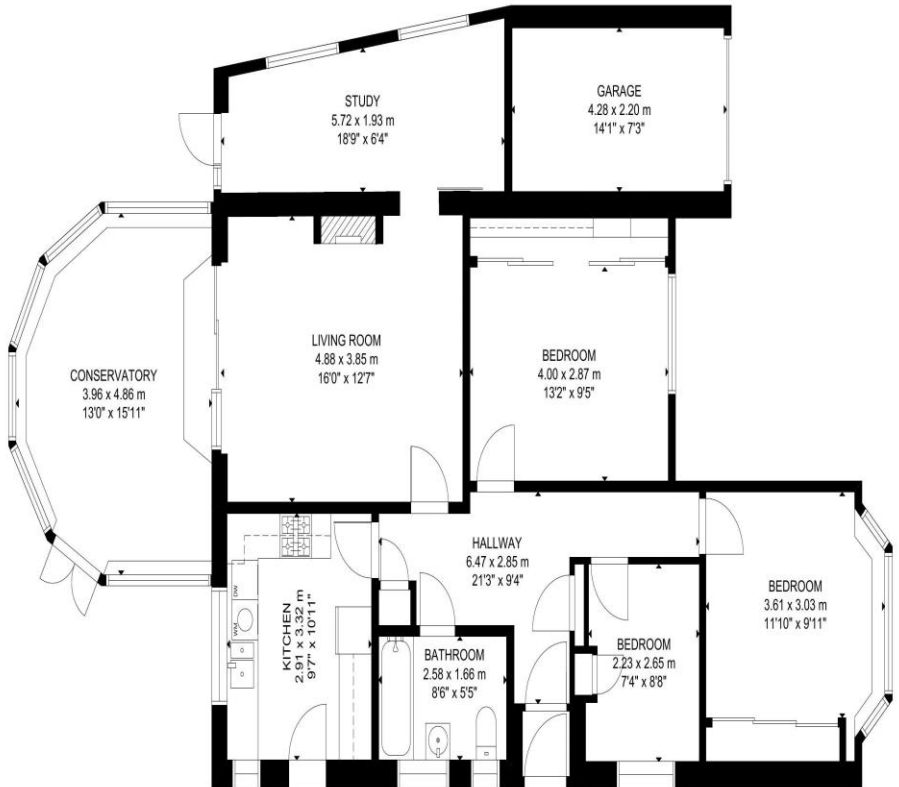
- ❖ Three Bedrooms
- ❖ Living Room
- ❖ Kitchen
- ❖ Conservatory
- ❖ Family Bathroom
- ❖ Garden
- ❖ Driveway and Garage

About The Property

White & Brooks are delighted to bring to the market this appealing detached bungalow situated in a popular cul-de-sac location to the South of Chichester Town Centre. The property briefly comprises hallway, three bedrooms, family Bathroom, conservatory, living room, dining room and a kitchen. Outside is a driveway providing off road parking, garage and Front and Rear Gardens. An internal inspection is essential to fully appreciate what the property has to offer. Situated in the heart of Chichester which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums. The nearby area hosts many sailing clubs and marinas provide exceptional facilities for boating and sailing enthusiasts of all abilities. West Wittering and East Head offer stunning beaches and a wide choice of recreational and water related sporting facilities. The South Downs National Park can be found to the north of Chichester and provides miles of beautiful walks and rides. Approximately 3½ miles to the North lies Goodwood with its famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. Chichester benefits from a main line rail service to London Victoria (approximately 90 minutes) and the A27 provides access across the Coast to Brighton to the East and Southampton to the West.



Floorplan and EPC



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 112 m²/1204 sq ft
 GROUND FLOOR: 112 m²/1204 sq ft
 EXCLUDED AREA: GARAGE: 9 m²/101 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			80
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Room Details

Hallway

Bathroom

Kitchen 9' 7" x 10' 11" (2.91m x 3.32m)

Conservatory 13' 0" x 15' 11" (3.95m x 4.86m)

Living Room 16' 0" x 12' 8" (4.88m x 3.85m)

Primary Bedroom 13' 1" x 9' 5" (4.00m x 2.87m)

Second Bedroom 11' 10" x 9' 11" (3.61m x 3.03m)

Third Bedroom 7' 4" x 8' 8" (2.23m x 2.65m)

