



97 Baxendale Road | Chichester | PO19 6US

Guide Price £450,000



**hancock**

Lettings & Estate Agents



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Guide Price £450,000

- 3 Bedroom Link Detached
- South Facing Garden
- Attached Garage
- Driveway Parking
- Close to Local Amenities and Public Transport
- Council Tax - E
- No Onward Chain

#### Accommodation

Upon entering this three bedroom, detached, family home, you are welcomed in to a light and bright space. There is a contemporary style kitchen with a built in oven, gas hob and space for a washing machine, fridge and small breakfast table. There is plenty of under stairs storage. The kitchen opens onto a dining area with patio doors to the garden. A good size living room and cloakroom complete this floor. To the first floor, the principal bedroom benefits from an en suite shower room. There are two further bedrooms with built in wardrobes. There is a family bathroom with shower over bath.

#### Outside

There is off road parking for two vehicles and a garage. The garden is landscaped with a decked area, brick bordered, wood barked beds, ready for planting, a patio



what3words ///

level.nature.larger



area and raised planter. There is access to the garage from the rear garden.

#### Location

Local conveniences include a nearby park and a convenience store, while outdoor enthusiasts will appreciate the proximity to the South Downs National Park and the Goodwood Estate. To the south, discover the picturesque Chichester Harbour and the sandy beaches of West Wittering and East Head, perfect for seaside escape

#### Information

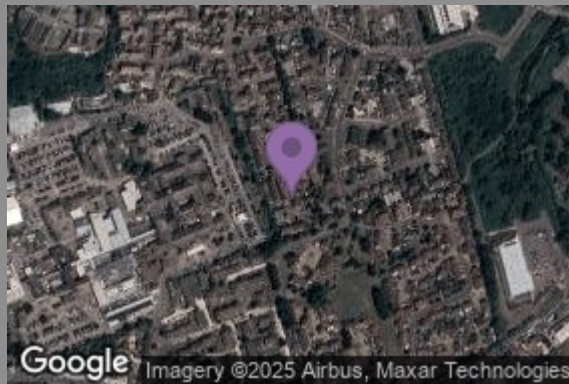
Tenure - Freehold

Council Tax Band - E


Broadband Speed - Up to 1800Mbps

Mobile Coverage - EE, O2, Three, Vodafone





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(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	



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
886 ft<sup>2</sup>  
82.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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