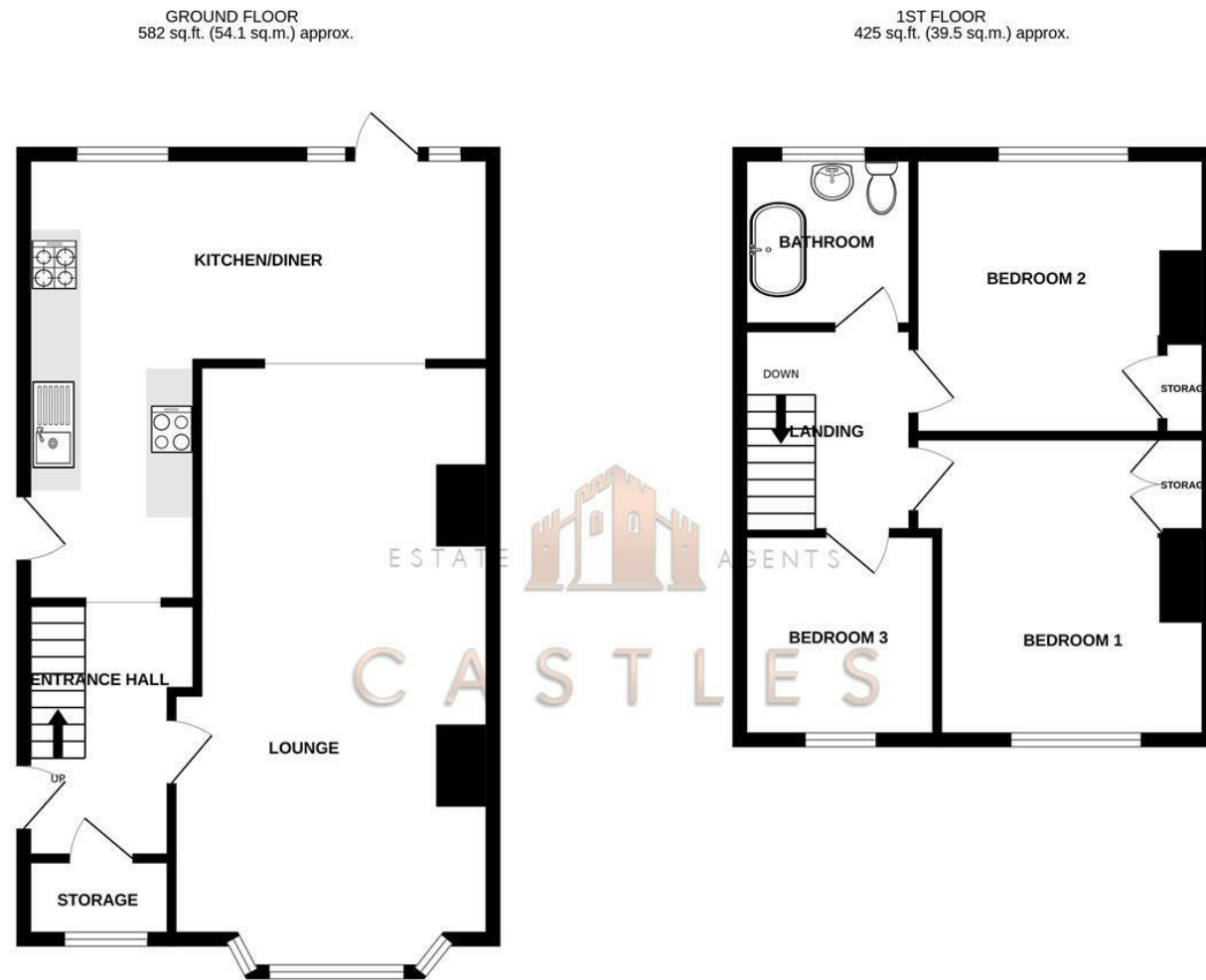


Floor Plan



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Northiam House Broad Road
Chichester, PO18 8RG**

We are pleased to welcome to the market this three bedroom semi detached property with off road parking in the popular location of Broad Road, Nutbourne.

The property is well presented throughout and has just been recently decorated. The ground floor consists of a large open plan lounge diner which is also open into a rear extension housing kitchen and dining facilities. There is also some storage off of the entrance hall.

Moving upstairs there are three bedrooms, two of which are generous size doubles. There is also a family bathroom on this level. The loft space has been boarded out and does have the potential to be converted subject to relevant planning consents.

Externally there is off road parking to the front of the property for two to three vehicles. The West facing rear garden is a generous size and features a pond, brick built shed and wooden sheds.

Nutbourne train station is a short walk away.

For more information or to arrange a viewing please call Castles today.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £425,000

Northiam House Broad Road

Chichester, PO18 8RG



- THREE BEDROOMS
- OPEN PLAN RECEPTION ROOMS
- NUTBOURNE/HAMBROOK LOCATION
- GENEROUS REAR GARDEN
- REAR EXTENSION
- OFF ROAD PARKING
- CLOSE TO NUTBOURNE TRAIN STATION
- RECENTLY DECORATED

LOUNGE

11'9" x 22'11" (3.6 x 7.0)

KITCHEN/DINER

6'10" x 9'6" x 8'2" x 18'8" (2.1 x 2.9 x 2.5 x 5.7)

BATHROOM

6'6" x 6'6" (2.0 x 2.0)

BEDROOM 1

10'9" x 12'1" (3.3 x 3.7)

BEDROOM 2

11'9" x 11'1" (3.6 x 3.4)

BEDROOM 3

7'10" x 8'2" (2.4 x 2.5)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local,

well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

