



**Bell & Blake**  
SALES & LETTINGS

16 Nine Acres, Chichester, West Sussex, PO19 3GU

Asking Price £369,950

## 16 Nine Acres, Chichester, West Sussex, PO19 3GU



1



2



2



- › Immaculate semi-detached house
- › 2 Double bedrooms
- › Master with ensuite
- › Contemporary family bathroom
- › Kitchen Diner
- › Downstairs WC
- › Off road parking for 2 cars on a driveway
- › Centurion way and many other countryside walks nearby

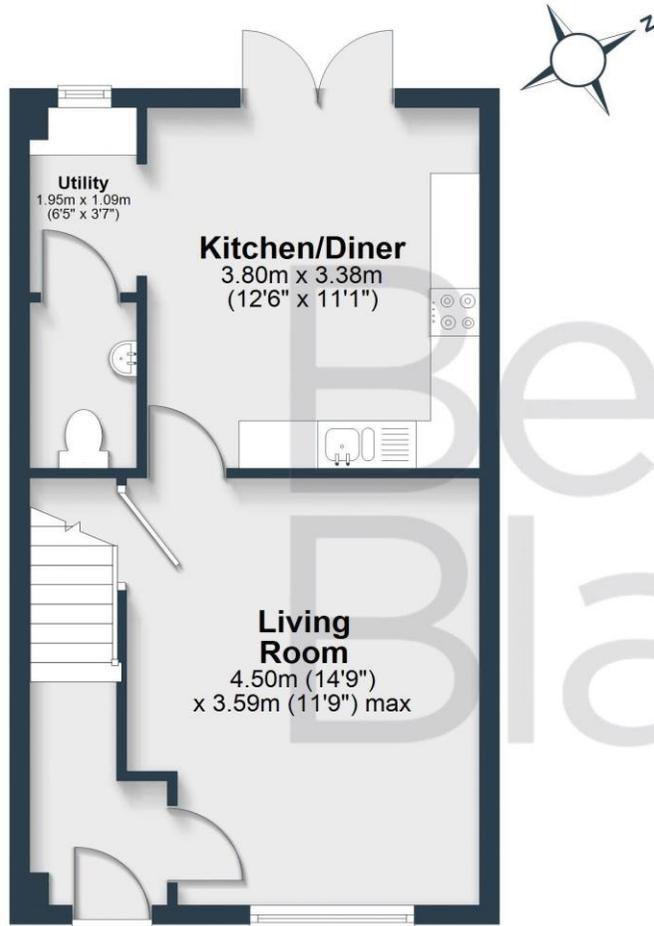
An immaculately presented two double-bedroom, semi-detached property located on the popular Minerva Heights development close to the city of Chichester and benefiting from driveway parking for 2 cars and a large shed. This two-storey home offers light bright and modern accommodation. On the ground floor, there is a kitchen/diner to the rear, W/C, utility room and a spacious sitting room. On the first floor, there are two double bedrooms, the master with en-suite, and a family bathroom. To the rear, there is a pretty, enclosed garden with gated access to the front. The property is close to excellent local primary and secondary schools as well as having beautiful countryside on its doorstep. Internal viewing is strongly recommended.

Council Tax Band: D



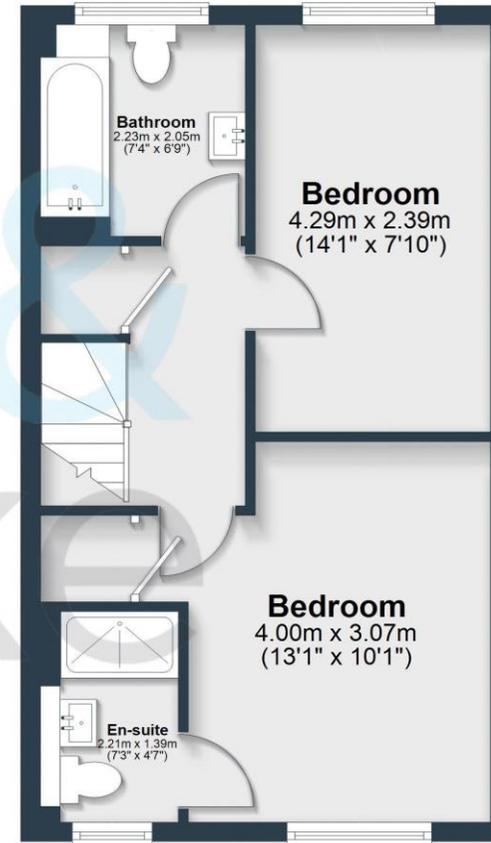
## Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



## First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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