



Bell & Blake
SALES & LETTINGS

28 Oak Avenue, Chichester, West Sussex, PO19 3AH

Asking Price £450,000

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EPC TBC

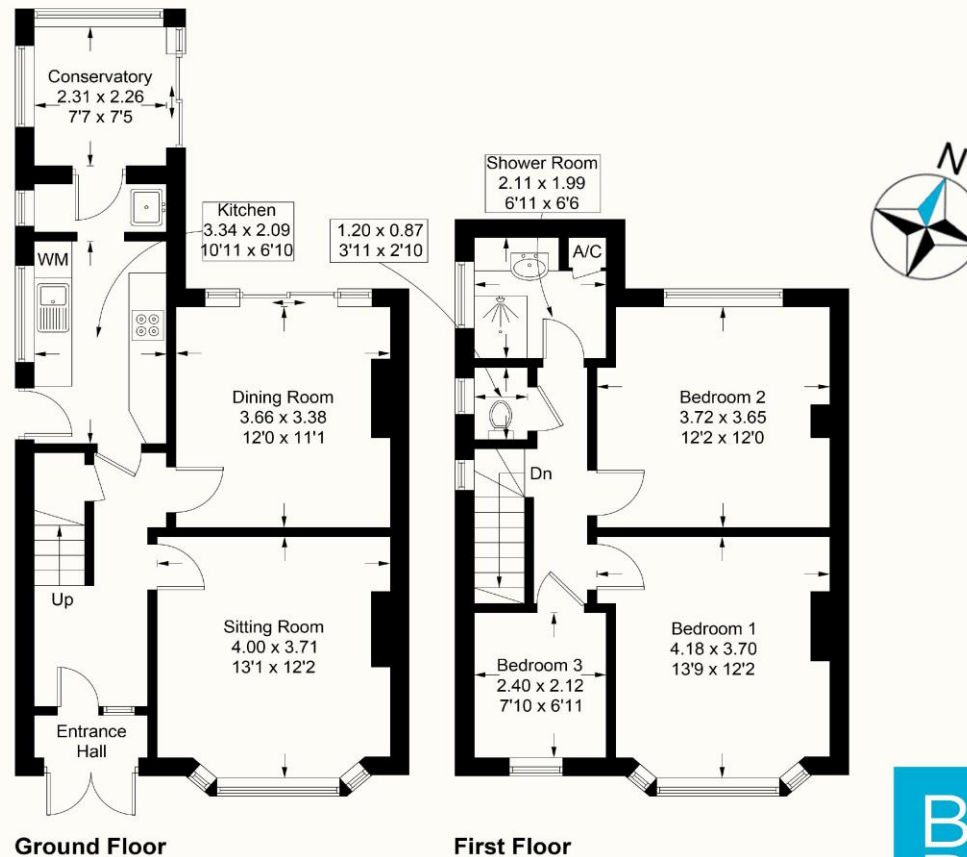
- Popular Parklands location with shops, city centre, schools and amenities nearby
- Generous rear garden offering a good level of seclusion
- Off road parking for multiple cars
- 3 bedrooms and family shower room to the first floor
- Bay-fronted lounge with fireplace, dining room, kitchen and conservatory to the ground floor
- NO FORWARD CHAIN

Situated in the highly desirable Parklands area of Chichester, just a short stroll from local schools and amenities, is this spacious semi-detached house, on a good sized plot. The property boasts off-road parking for multiple vehicles to the front, a generous rear garden offering a good level of seclusion and a shed for storage. On the first floor, the property has 3 bedrooms and a family shower room with separate WC; then to the ground floor, there is a hallway, a bay-fronted lounge, a dining room, a kitchen and conservatory. The property is offered for sale with NO FORWARD CHAIN.

Council Tax Band: D



Oak avenue



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 53.5 sq m / 576 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Total = 98.9 sq m / 1065 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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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.

