

Bell & Blake
SALES & LETTINGS

37 Charles Avenue, Chichester, West Sussex, PO19 7EY

Asking Price £255,000

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1 | 2 | 1 | EPC C

- Well presented throughout
- 2 Double bedrooms
- Lounge diner
- South facing rear garden
- Located just 3/4 of a mile from the city centre
- NO FORWARD CHAIN
- Excellent EPC rating of C, with the potential of an A

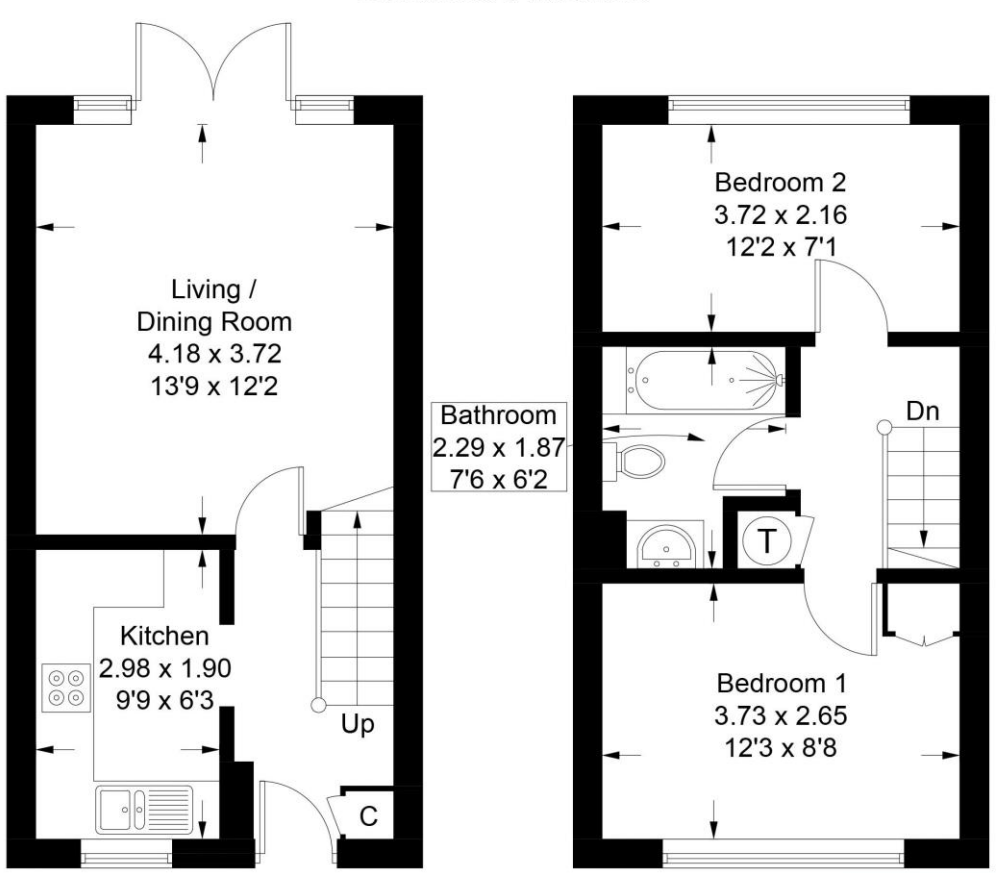
Located just a short stroll from the city centre is this beautifully presented bright and airy terraced house, with an open outlook to both the front and rear. The accommodation comprises of 2 double bedrooms and a family bathroom to the first floor. Then to the ground floor there is an entrance hall, modern fitted kitchen and a lounge diner with large patio doors to the garden. The south facing rear garden has no property directly behind and has a good level of seclusion and boasts a timber storage shed and a convenient rear gate leading to 1 of 2 neighbouring parking areas. NO FORWARD CHAIN.

Council Tax Band: C





Charles Avenue



Ground Floor **First Floor**

Approximate Gross Internal Area
Ground Floor = 27.8 sq m / 299 sq ft
First Floor = 27.4 sq m / 295 sq ft
Total = 55.2 sq m / 594 sq ft

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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 competition. 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.



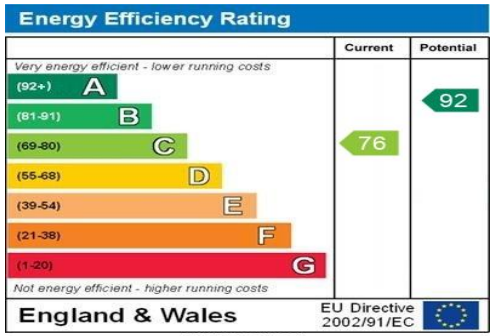












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