



**Bell & Blake**  
SALES & LETTINGS

15 Highfield Lane, Chichester, PO19 3QY,  
Asking Price £675,000

## 15 Highfield Lane, Chichester, PO19 3QY,



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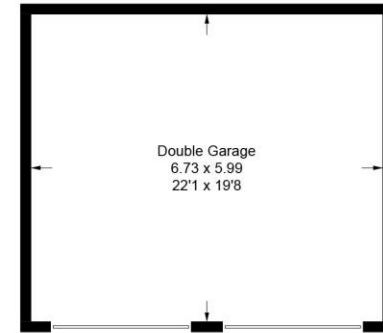
- › Spacious detached house with double garage 2332 sq ft of space.
- › Kitchen dining family room
- › Lounge
- › Study
- › Utility Room
- › Downstairs WC
- › Double width driveway
- › 5 Bedrooms
- › 3 Bathrooms (1 ensuite)
- › Quiet location

This stunning spacious detached house boasts a corner plot and a double garage and double width driveway. The property boasts accommodation over 3 floors consisting of 5 bedrooms, 3 bathrooms (1 ensuite), a kitchen dining family room, lounge, study, utility room and downstairs WC. The property is located on the popular Minerva Heights development under 1 mile from the city centre, centurion way is located at the end of the road, centurion way is a scenic 8 mile cycle and footpath that leads up into Singleton in The South Downs. The Platinum Jubilee Country Park is just around the corner from the house which is a beautiful space full of boardwalks, ponds, wildlife and wetland. The property has the remainder of the NHBC guarantee.

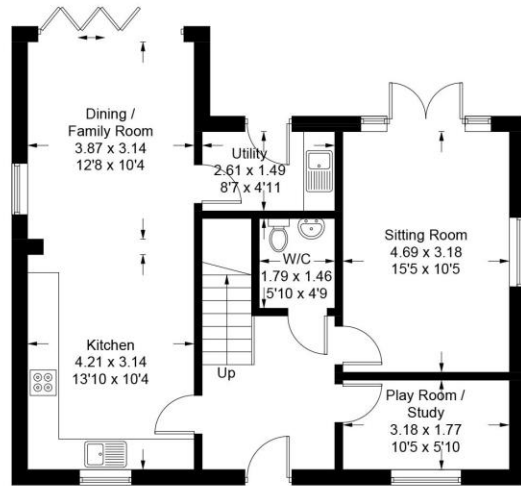
Council Tax Band:



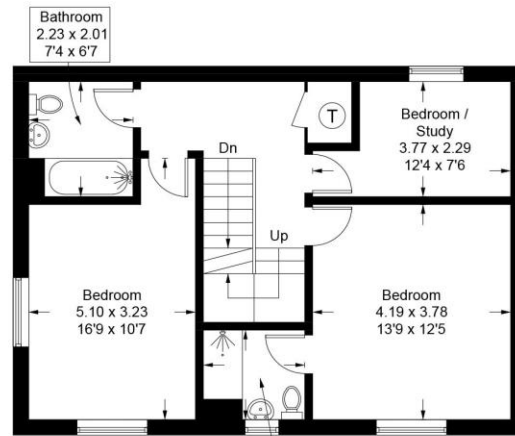
# Highfield Lane



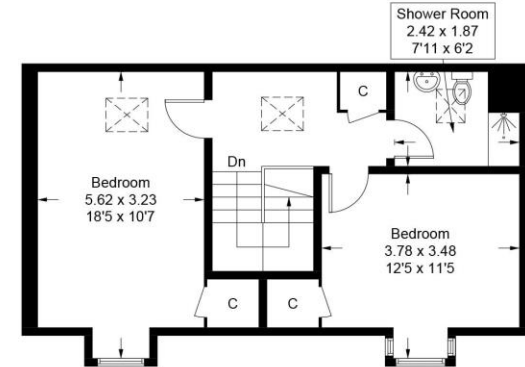
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 67.6 sq m / 728 sq ft  
 First Floor = 61.0 sq m / 657 sq ft  
 Second Floor = 47.5 sq m / 511 sq ft  
 Double Garage = 40.5 sq m / 436 sq ft  
 Total = 216.6 sq m / 2332 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 92        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</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 |           |
|                                             | www.epc4u.com           |           |

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