



Bell & Blake
SALES & LETTINGS

53 Oving Road, Chichester, West Sussex, PO19 7EN

Asking Price £475,000

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- ▶ Extended and greatly improved semi-detached house
- ▶ Double garage sized outbuilding with power and a car port to the rear
- ▶ Large driveway to the front
- ▶ A short flat walk from the city centre
- ▶ 3 Bedrooms (1 with ensuite and a family bathroom)
- ▶ Kitchen diner, 27ft Lounge diner, Conservatory
- ▶ Downstairs WC
- ▶ Immaculately presented throughout

Located just a short flat walk to the city centre, is this greatly improved and extended family home, which offers versatile and practical living accommodation.

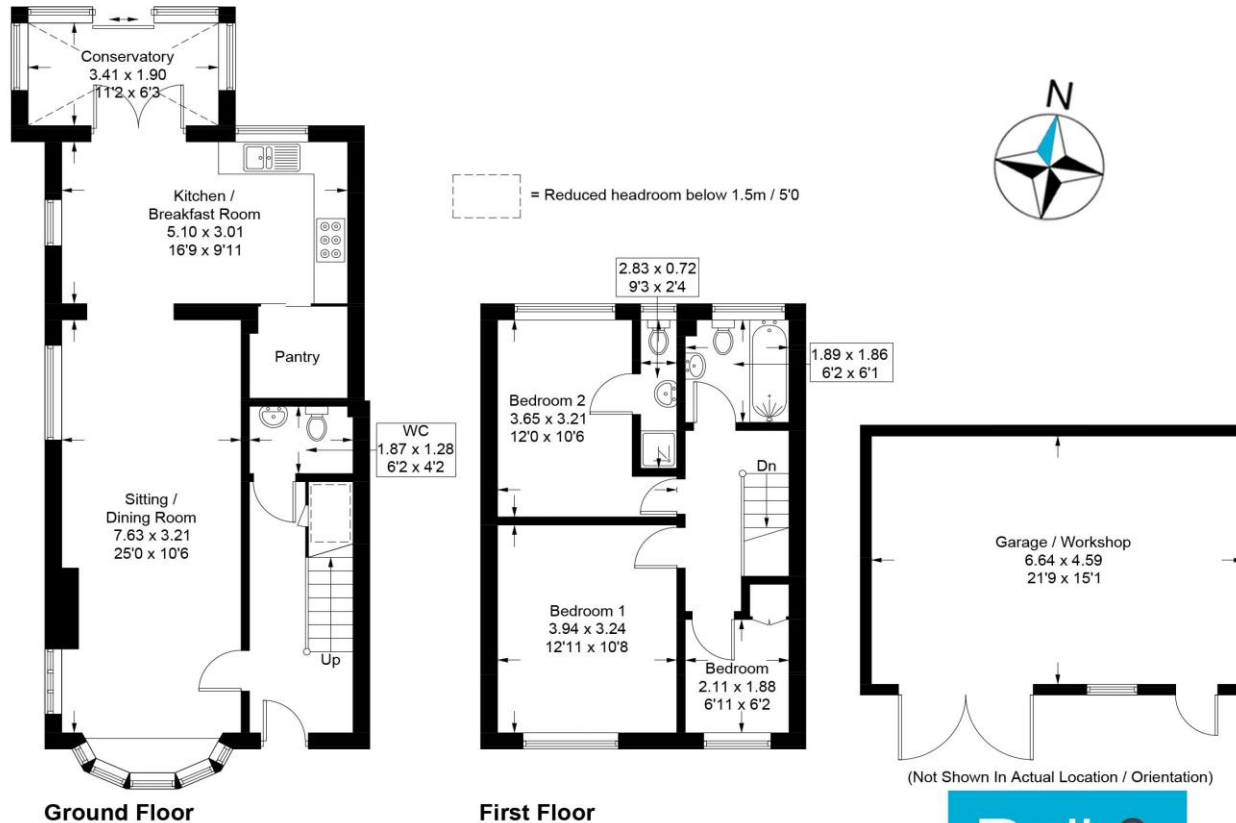
The property boasts 2 driveway areas, one to the front and a car port to the rear, along with a double garage sized outbuilding at the foot of the well secluded rear garden. Inside, the house has particularly generous ground floor space with a kitchen diner, a 27'10" sitting/dining room, a pantry, hallway, downstairs WC and conservatory to the ground floor, then 3 bedrooms (1 with ensuite) and a family bathroom to the first floor.

Internal viewing recommended.

Council Tax Band: C



Oving Road



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 65.5 sq m / 705 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Garage / Workshop = 30.6 sq m / 329 sq ft
 Total = 135.9 sq m / 1462 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		