



Bell & Blake
SALES & LETTINGS

Western Farm 1, Watery Lane, Chichester, West Sussex PO19 8XH

Asking Price £425,000

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EPC

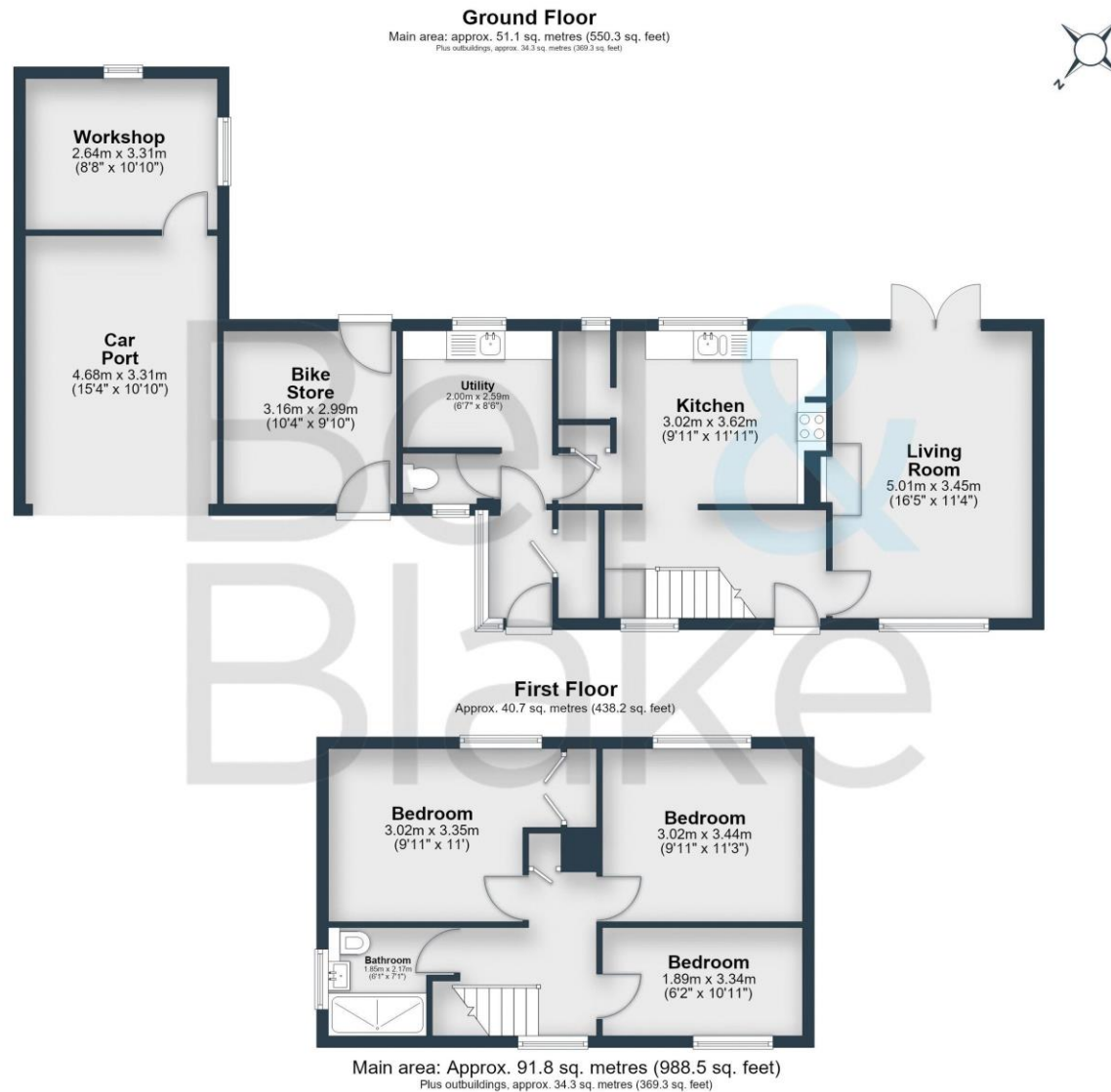
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- › Extended semi-detached house on good sized plot
- › 3 bedrooms & family bathroom
- › Kitchen and utility room
- › Lounge diner
- › Carport, workshop and bike store
- › Off road parking
- › Semi-rural location
- › NO FORWARD CHAIN

Located in a semi rural location at the end of a small lane, just 1 mile from the city centre, is this extended semi detached house with car port, workshop, bike store and a generous plot. The main part of the house boasts 3 bedrooms and family bathroom to the first floor, a kitchen, lounge diner, utility room, and downstairs WC to the ground floor. The generous plot boasts ample parking for multiple vehicles to the front and a generous well secluded south easterly aspect rear garden. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		