



**Bell & Blake**  
SALES & LETTINGS

18 Wiston Avenue, Chichester, West Sussex, PO19 8RJ

Asking Price £525,000

## 18 Wiston Avenue, Chichester, West Sussex, PO19 8RJ



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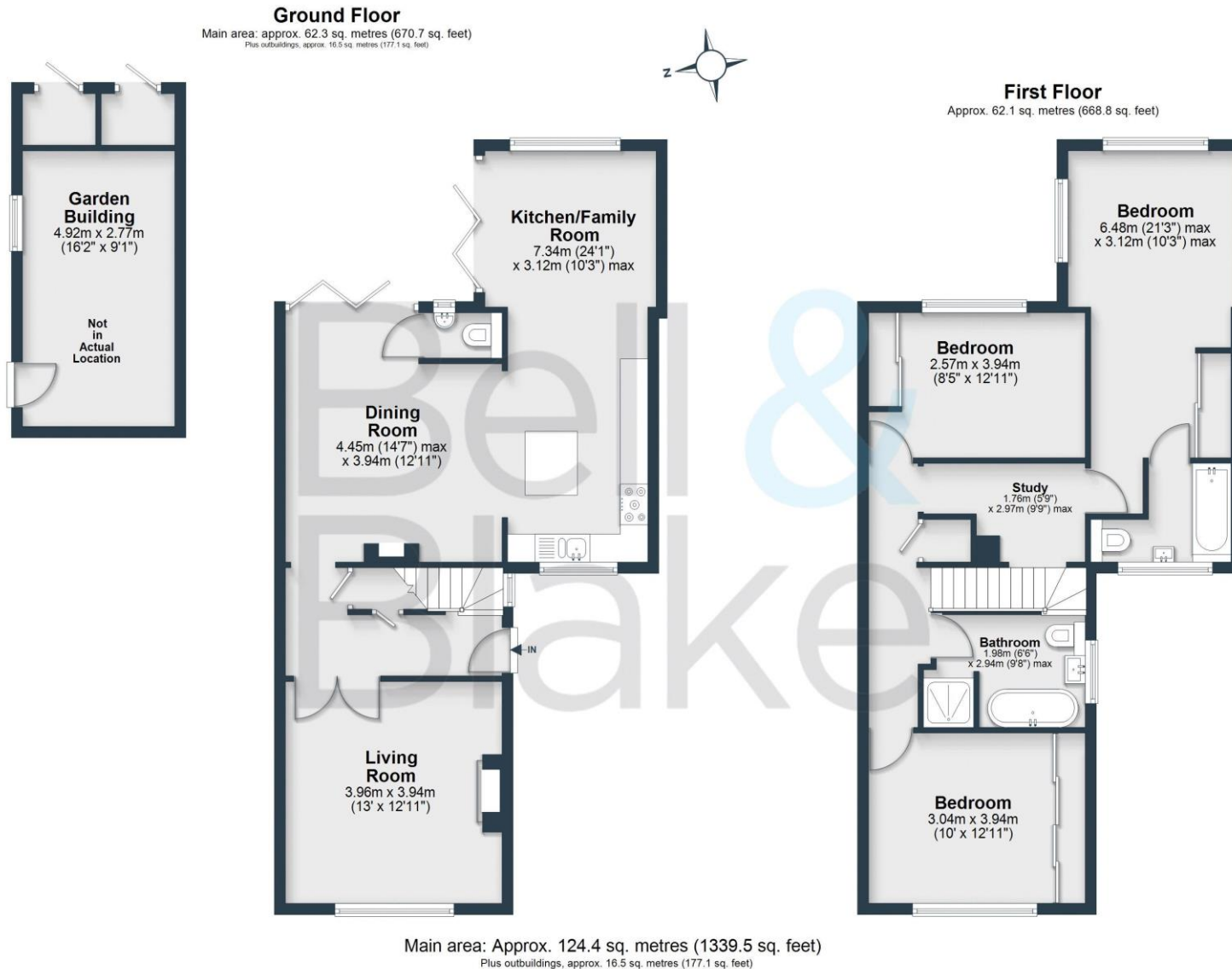


- › Stunning extended property in cul-de-sac location
- › 1km approx. from the city centre and train station
- › 3 Double bedrooms
- › Master with ensuite, family bathroom and downstairs WC
- › 'L' shaped kitchen dining family room and separate lounge
- › Study area on landing
- › Village green with play area at the end of the road and Canal path around 700m away.
- › Large brick outbuilding for storage

This stunning deceptively spacious family home is located in a cul-de-sac, just 1km from the city centre and train station. The property boasts 3 double bedrooms, master with ensuite, family bathroom and study area to the first floor. Then to the ground floor there is an entrance hall, downstairs WC, lounge, beautiful 'L' shaped kitchen, dining family room with kitchen island and bi-fold doors. Outside there is ample parking for multiple cars to the front, then a long rear garden with rear gate, artificial lawn and patio, there is also a large brick outbuilding with power and light. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D





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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| <b>A</b>                                    |         |           |
| (81-91)                                     |         |           |
| <b>B</b>                                    |         |           |
| (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)