

Bell & Blake
SALES & LETTINGS

16 Armadale Road, Chichester, West Sussex, PO19 7NR

Asking Price £425,000

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- Extended semi-detached character property
- South facing rear garden
- Large timber workshop and outbuilding
- Off road parking
- Downstairs WC
- Cul-de-sac location walking distance to the city centre
- Conservatory
- NO FORWARD CHAIN





This extended semi-detached character property is located in a cul-de-sac location just a short walk from the city centre. The property boasts off road parking, a large outbuilding/workshop, a southerly aspect rear garden, extended kitchen-breakfast room, a bay-fronted lounge, a dining room, conservatory, downstairs WC, 3 bedrooms and a family bathroom. NO FORWARD CHAIN.

Council Tax Band: D

The Property Ombudsman

Armadale Road



Approximate Gross Internal Area
Ground Floor = 76.0 sq m / 818 sq ft
First Floor = 53.9 sq m / 580 sq ft
Attic = 13 sq m / 140 sq ft
Total = 142.9 sq m 1538 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 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.













