



Bell & Blake
SALES & LETTINGS

219 Oving Road, Chichester, West Sussex, PO19 7EJ

Guide Price £575,000

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- › Detached House
- › WALKING DISTANCE TO CITY CENTRE
- › Three double bedrooms
- › Off Road Parking
- › South Facing Garden
- › Electric awning on the rear of the property
- › Solar Panels

A well-presented three-bedroom detached character property, ideally located within proximity to the town centre. Situated on Oving Road, this charming home offers an abundance of character and is arranged over two floors. The ground floor comprises a spacious sitting room, a separate dining room, and a well-equipped kitchen, along with the added convenience of a downstairs cloakroom and a study. Upstairs, you will find three generously sized double bedrooms and a family bathroom. Externally, the property boasts a lovely private south-facing garden, mainly laid to lawn, plus the added benefit of off-road parking. This property also features 10 solar panels, all owned outright. With 2 panels for water heating and 8 panels for electricity, you'll enjoy significant savings on utility bills while reducing your carbon footprint. An internal viewing is highly recommended to truly appreciate the character and charm this property has to offer.

Council Tax Band: F



Oving Road



Approximate Gross Internal Area
 Ground Floor = 70.3 sq m / 757 sq ft
 First Floor = 58.1 sq m / 625 sq ft
 Total = 128.4 sq m / 1382 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.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		