



Bell & Blake
SALES & LETTINGS

40 Carleton Road, Chichester, West Sussex, PO19 3NU

Asking Price £245,000

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EPC C

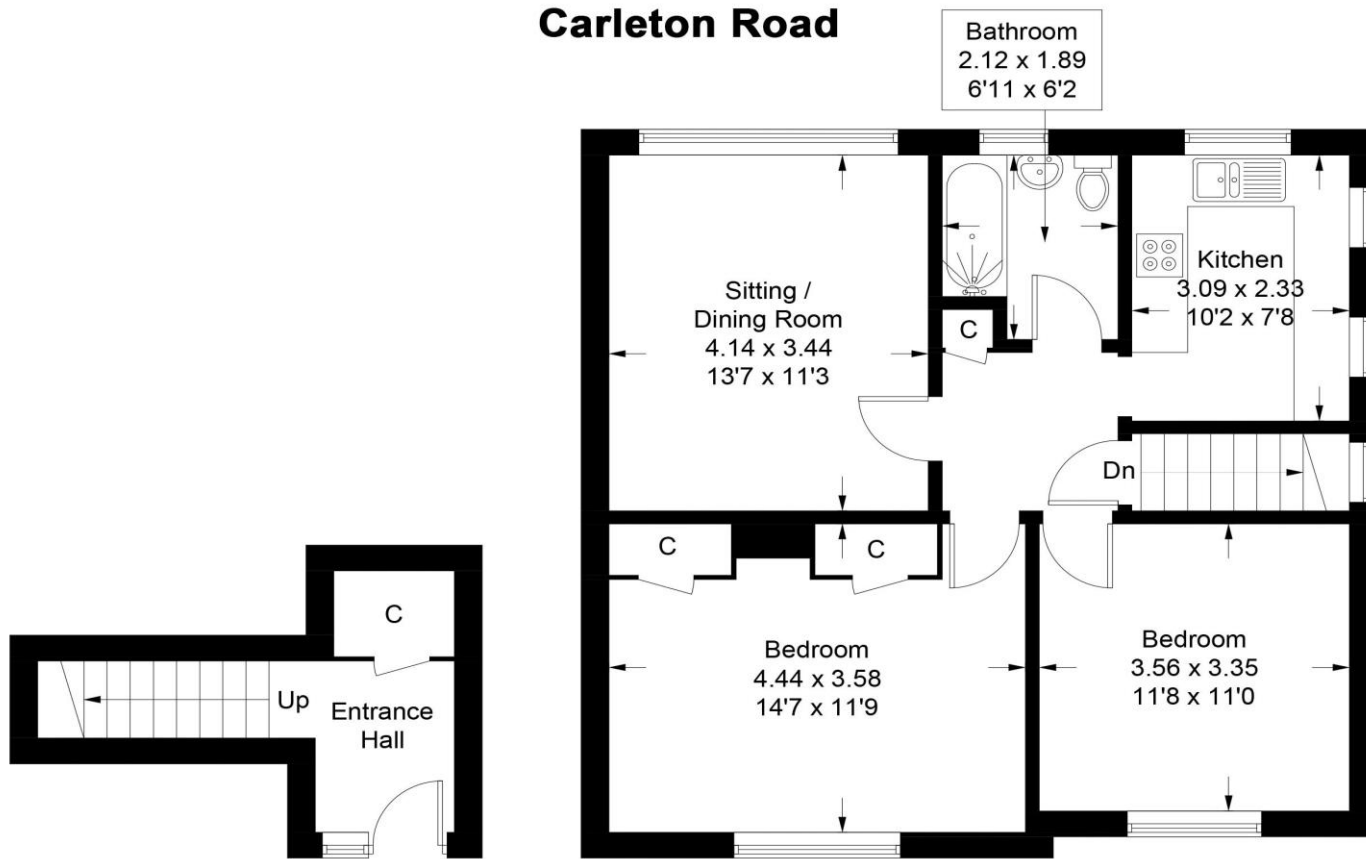
- › Flat with Private Garden
- › View of Chichester Cathedral
- › 2 Double Bedrooms
- › Lounge Diner
- › Private Entrance
- › Dual Aspect Kitchen
- › Loft Space For Storage & 2 x Brick Storage Sheds
- › 110 Years remaining on lease (approx.) Low service charge.

Located in the popular Parklands area just 0.8 miles from the city centre, is the beautifully presented first floor flat with it's own private garden and Cathedral views. The property boasts 2 double bedrooms, a dual aspect Kitchen, a lounge diner, contemporary bathroom, its own private entrance, loft and 2 x brick sheds for storage. There is approximately 110 years remaining on the lease and a low monthly service charge. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: B



Carleton Road



Ground Floor

First Floor

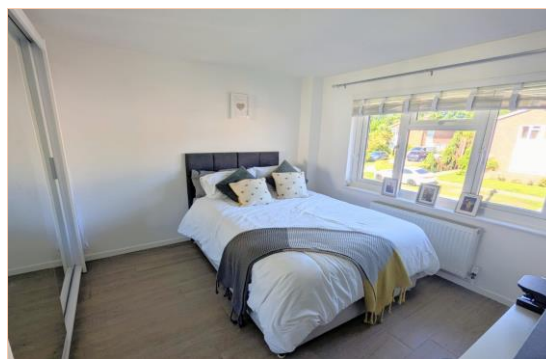
Approximate Gross Internal Area
Ground Floor = 7.2 sq m / 77 sq ft
First Floor = 62.3 sq m / 670 sq ft
Total = 69.5 sq m / 747 sq ft



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.

SussexPropertyPhotographer.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(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		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk