



Bell & Blake
SALES & LETTINGS

20 Alexandra Road, Chichester, West Sussex, PO19 7LX

Asking Price £475,000

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EPC

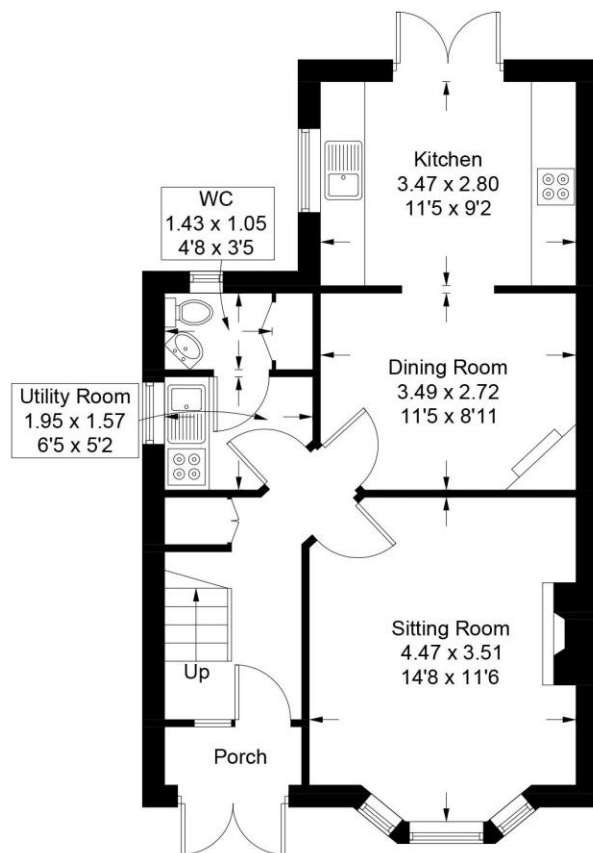
- › Character property just a stones throw from the city centre
- › Views over Litten gardens to the front
- › Kitchen diner
- › Bay fronted lounge
- › Utility room & downstairs WC
- › 3 Bedrooms and family bathroom
- › Large timber outbuilding for storage
- › NO FORWARD CHAIN

Located in a tucked away location, less than 350m from the City centre shops and with views over Litten Gardens to the front. Is this beautifully presented semi-detached character property. The property boasts 3 bedrooms and a family bathroom to the first floor, then a bay fronted lounge, kitchen diner, utility and downstairs WC to the ground floor. Other notable features include stripped wood floor boards, custom made shutters, a porch and a new boiler (2025). There is a good sized fence enclosed rear garden with large timber outbuilding for storage. NO FORWARD CHAIN

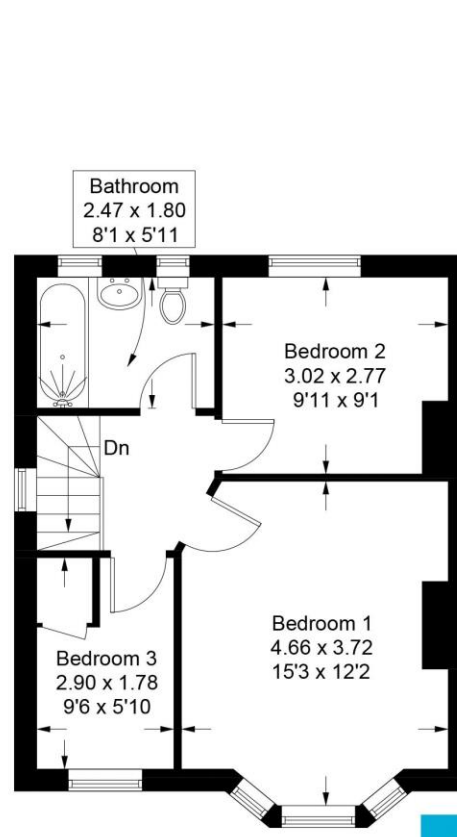
Council Tax Band: D



Alexandra Road



Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 48.8 sq m / 525 sq ft
 First Floor = 38.3 sq m / 412 sq ft
 Total = 87.1 sq m / 937 sq ft

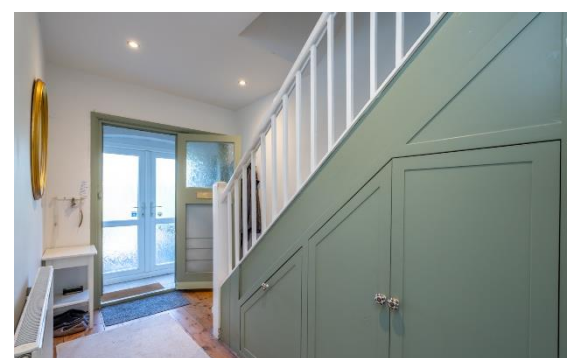


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as 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.



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