



Salthill Road | | Chichester | PO19 3QH

Asking Price £720,000



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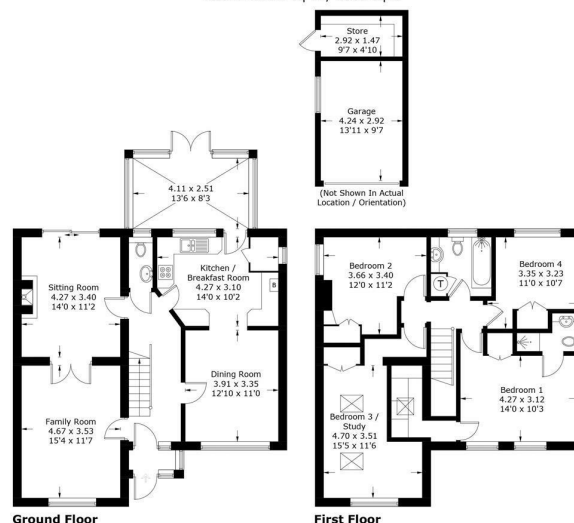
Bourne Cottage was constructed in the 1930s and has since been extended by the present owners to create a substantial family home. The accommodation comprises on the ground floor, an entrance lobby leading to the entrance hall with a cloakroom/WC. The family room has double doors to the sitting room which has patio doors to the west facing rear garden. The dining room is open to the kitchen/breakfast room which leads to the west facing conservatory. On the first floor, bedroom one is a generous size with walk in wardrobe and has an ensuite shower room, the remaining three bedrooms are also good sized double rooms and are served by the family bathroom. Bedroom three lends itself to a combined bedroom and study given its size and shape.

- Detached four bedroom house
- Kitchen/Breakfast room
- Family room
- Detached garage with attached store
- 1902sqft (176.7sqm) inc garage
- Dining room
- West facing garden
- Large front garden with generous parking



Salthill Road, PO19

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft
Garage / Store = 16.5 sq m / 178 sq ft
Total = 176.7 sq m / 1902 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1283553)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	85
(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	

Council Tax Band **E**
EPC Rating **C**

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