



**Bell & Blake**  
SALES & LETTINGS

33 Whyke Marsh, Chichester, West Sussex, PO19 8FA

Asking Price £247,500

## 33 Whyke Marsh, Chichester, West Sussex, PO19 8FA



1



2



1

EPC B

- › Spacious Top Floor Flat With Private Garden And Shed
- › 2 Double Bedrooms
- › Contemporary Kitchen
- › Lounge Diner
- › Allocated Parking
- › Loft Space
- › No-Through Road Location
- › 111 Years Left On The Lease

This stunning spacious 2 bed top floor apartment boasts it's own private garden and shed. The property also benefits from 2 double bedrooms, a contemporary fitted kitchen, dual aspect lounge diner, modern family bathroom, loft space and an allocated parking space. An internal viewing is essential to appreciate all the property has to offer. The property is located in a no-through road located just under a mile from the city centre and train station.

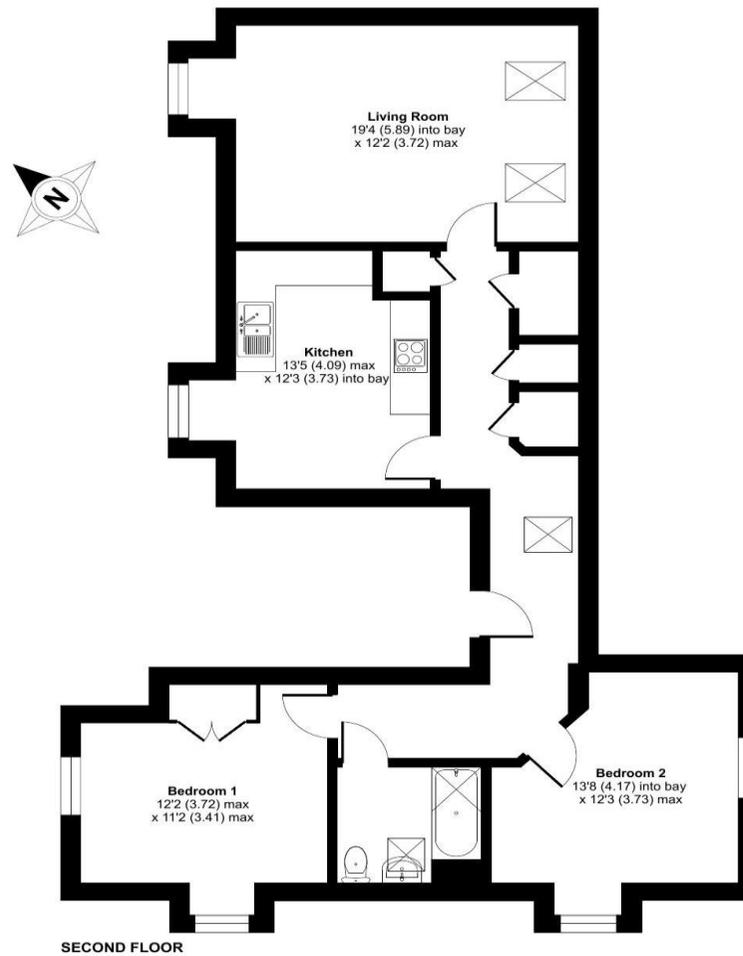
Council Tax Band: C



## Whyke Marsh, Chichester, PO19

Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hyde Housing Association. REF: 1393734

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+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)