



Bell & Blake
SALES & LETTINGS

7 Cleveland Road, Chichester, West Sussex, PO19 7AF

Asking Price £499,950

7 Cleveland Road, Chichester, West Sussex, PO19 7AF



3



3



2



- ▶ Central Chichester location – approx. 3 minute walk to city centre
- ▶ Victorian end of terrace townhouse
- ▶ Three double bedrooms
- ▶ On-street parking permit bays
- ▶ Open plan kitchen/dining room

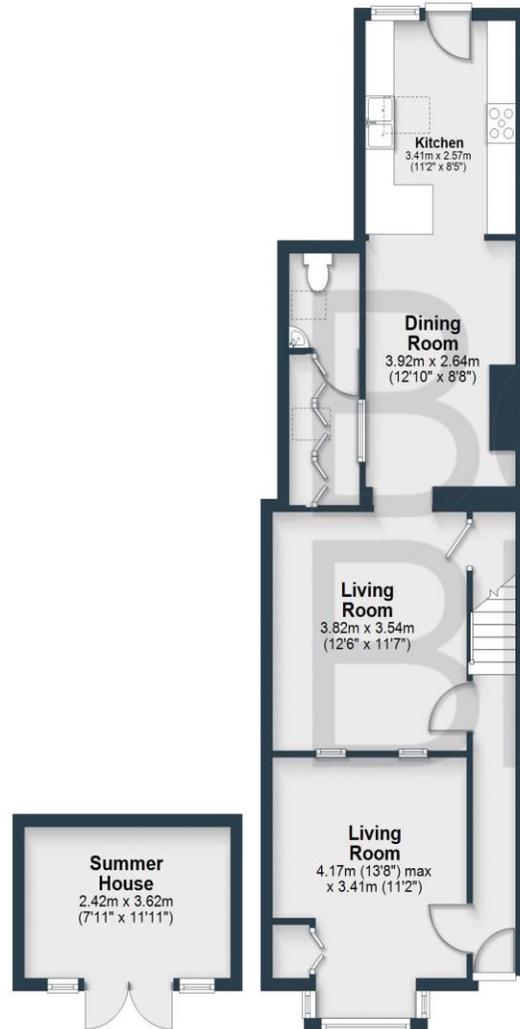
A beautifully presented and extended three double bedroom Victorian end of terrace townhouse, ideally situated in the heart of Chichester, just a short three-minute walk from the city centre. The property has been comprehensively renovated to a high standard and offers flexible accommodation arranged over three floors. The ground floor comprises a spacious living room, a separate reception room currently used as a home office, and a stunning open plan kitchen/dining room to the rear with breakfast bar, integrated appliances, wood burning stove and underfloor heating. A downstairs cloakroom completes the ground floor. On the first floor are two well-proportioned double bedrooms and a modern family bathroom. The second floor hosts the principal bedroom, benefiting from an en-suite shower room and skylights providing excellent natural light. Externally, the property features a low maintenance landscaped courtyard garden with timber summerhouse, along with on-street parking. Early viewing is highly recommended to appreciate both the accommodation and the prime central location.

Council Tax Band: C



Ground Floor

Main area: approx. 59.1 sq. metres (635.7 sq. feet)
Plus outbuildings: approx. 8.8 sq. metres (94.3 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.1 sq. feet)



Main area: Approx. 125.0 sq. metres (1345.4 sq. feet)

Plus outbuildings: approx. 8.8 sq. metres (94.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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		
(55-68) D	68	79
(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