



Bell & Blake
SALES & LETTINGS

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

Asking Price £499,950

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- › 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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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