



Bell & Blake
SALES & LETTINGS

23 Cassia Road, Chichester, West Sussex, PO20 2LG

Asking Price £599,950

23 Cassia Road, Chichester, West Sussex, PO20 2LG



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4/5



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EPC B

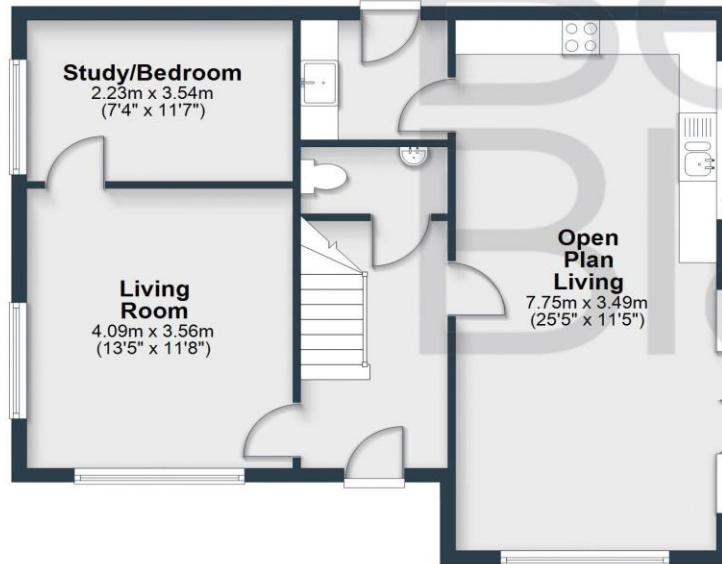
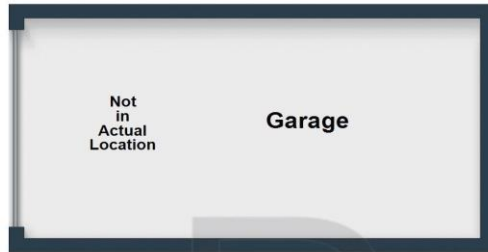
- › Corner plot in cul-de-sac location just 15 minute walk from the city centre.
- › Remainder of NHBC guarantee
- › Constructed by the award winning Redrow homes
- › Versatile living accommodation
- › Driveway and pitched roof garage
- › 4 bedrooms (master with ensuite) and family bathroom
- › Dual aspect kitchen diner family room and dual aspect living room
- › Study/ ground floor bedroom 5

Situated on a corner plot in a cul-de-sac location, just a 15 minute walk from the city centre, is this beautifully presented spacious family home. The property was constructed by the award winning Redrow homes and offers versatile living accommodation, which briefly comprises of 4 first floor bedrooms, master with ensuite, contemporary family bathroom and galleried landing, then to the ground floor, there is a magnificent dual aspect kitchen dining family room, a dual aspect living room, utility room, downstairs WC, entrance hall and a study/bedroom 5. Outside there is a spacious driveway leading to a pitched roof garage, then a enclosed rear garden offering a good level of seclusion with an open sunny aspect. An internal viewing is essential to appreciate all the property has to offer.

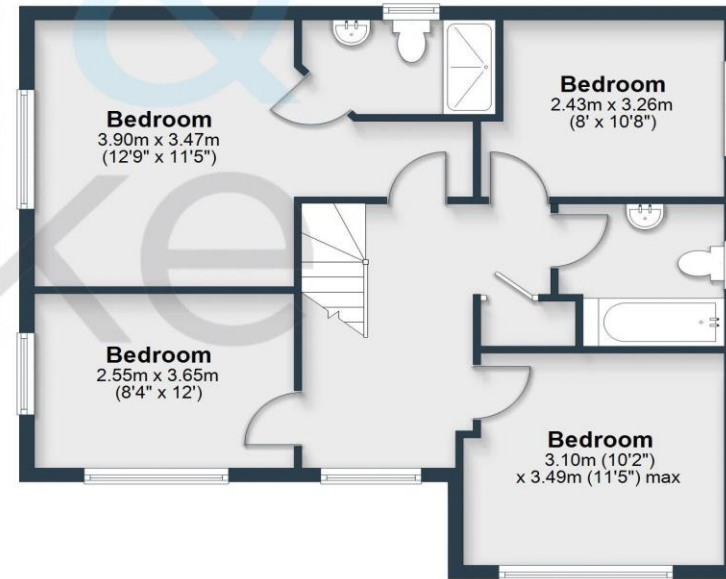
Council Tax Band: F



Ground Floor
 Main area: approx. 64.4 sq. metres (693.3 sq. feet)
 Plus garages, approx. 19.6 sq. metres (211.4 sq. feet)



First Floor
 Approx. 65.6 sq. metres (705.9 sq. feet)



Main area: Approx. 130.0 sq. metres (1399.2 sq. feet)
 Plus garages, approx. 19.6 sq. metres (211.4 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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk