



Bell & Blake
SALES & LETTINGS

7 Rendell Gardens, Chichester, West Sussex, PO19 6DT

Asking Price £472,500

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- › Situated on the popular Roussillon Park development just a 15 minute 1km walk to the city centre
- › West facing rear garden
- › Allocated parking
- › Pleasant outlook to the front over green space
- › Cul-de-sac location
- › Upgraded fixtures and fittings
- › Kitchen diner & lounge diner
- › 1 Year remaining of NHBC guarantee

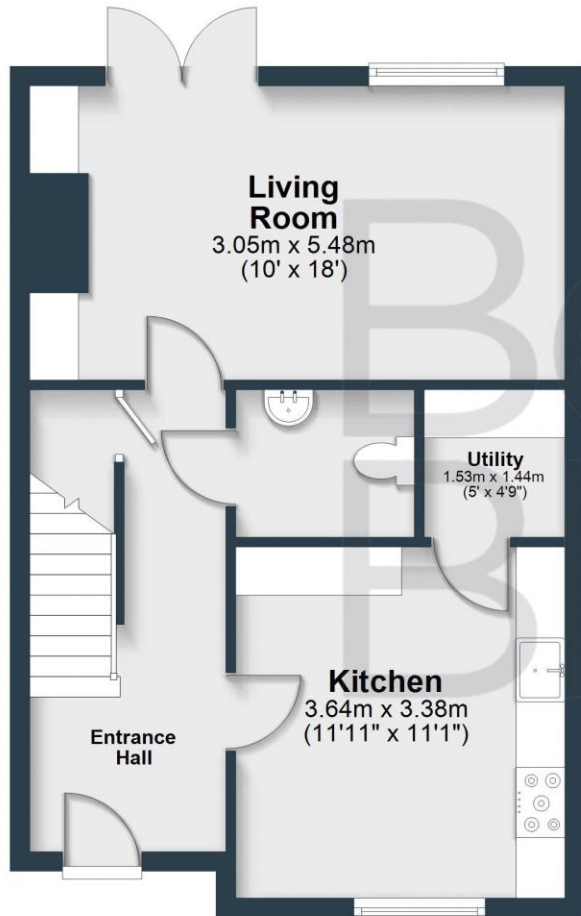
Situated on the popular Roussillon Park development, just a 15min walk from the city centre, is this upgraded, beautifully presented property. The accommodation comprises of 3 well proportioned bedrooms and contemporary family bathroom to the first floor, then a kitchen diner, downstairs WC, entrance hall and spacious lounge diner to the rear. Outside there is a pleasant outlook over open green space to the front and a West facing rear garden with rear access and allocated parking. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



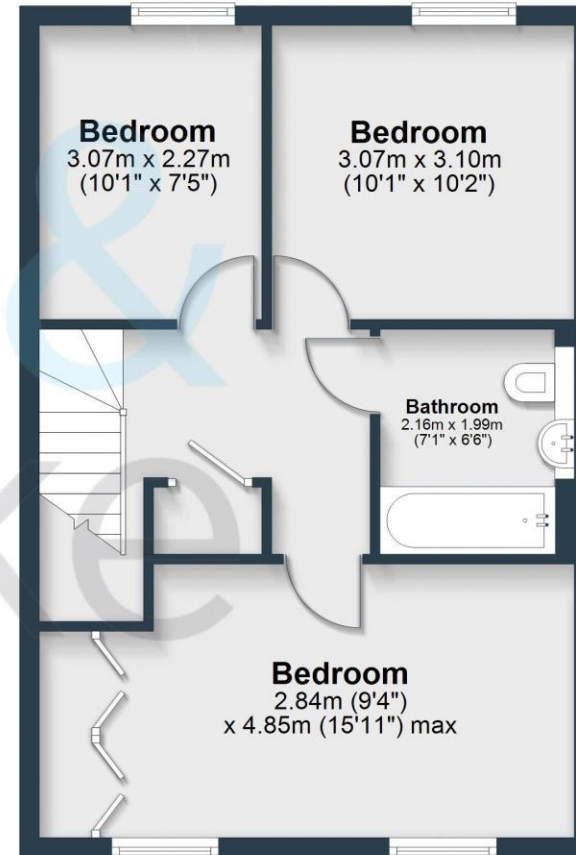
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 sq. feet)

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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		
81-91	B	88 B	89 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