



Bell & Blake
SALES & LETTINGS

8 Pine Close, Westergate, Chichester, West Sussex PO20 3AE

Asking Price £495,000

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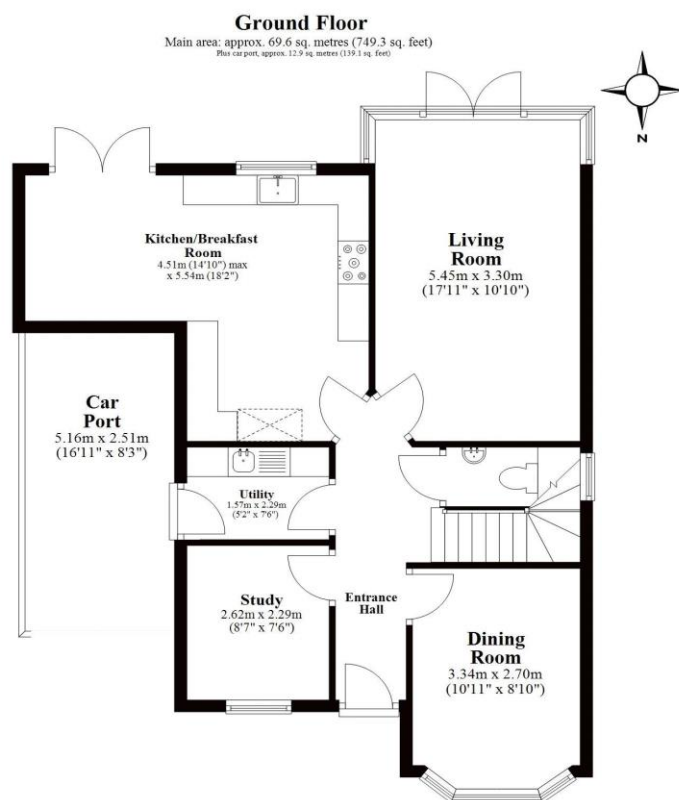
- › Cul-de-sac Location
- › 4 Double Bedrooms (2 With Ensuites) & Family Bathroom
- › Carport & Driveway
- › South Facing Garden
- › Kitchen Diner, Dining Room, Lounge & Study
- › Downstairs WC & Utility Room
- › Over 1600 sq. feet.
- › Aldingbourne School Catchment
- › Located Just 6 Miles from Chichester, Arundel & The Local Beach

This luxurious detached property is ideally located within the catchment area for Aldingbourne Primary School and is within easy reach of Chichester, Arundel, and the South Coast, with the nearest beach just a short drive away.

The house offers spacious and versatile living accommodation over 3 floors consisting of a large sitting room with French doors, separate dining room, and a modern kitchen/family room with shaker-style units and French doors onto the rear garden. There are four double bedrooms, two with en-suite bathrooms, plus a family bathroom. The ground floor also features a utility room, downstairs WC, and an office/playroom. Outside, there is a southerly-facing low maintenance rear garden with patio, grass and gravel areas, perfect for entertaining. The home also benefits from off-road parking and a carport.

Pine close is an exclusive little development, built with traditional block construction by a small reputable builder. An internal viewing is essential to appreciate all the property has to offer.

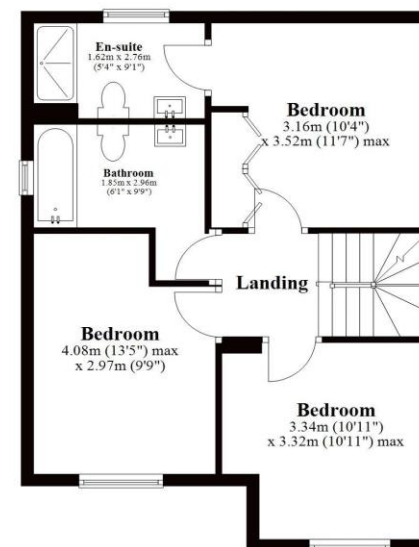




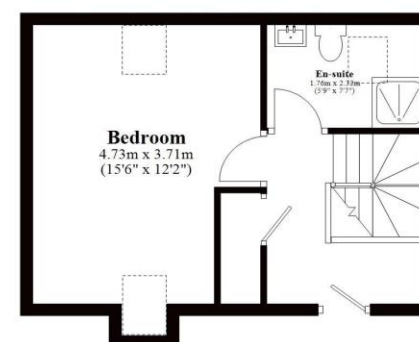
Main area: Approx. 152.0 sq. metres (1635.7 sq. feet)
Plus car port, approx. 12.9 sq. metres (139.1 sq. feet)

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.

First Floor
Approx. 52.3 sq. metres (562.8 sq. feet)



Second Floor
Approx. 30.1 sq. metres (323.6 sq. feet)



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		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(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