



**Bell & Blake**  
SALES & LETTINGS

43 Cleveland Road, Chichester, West Sussex, PO19 7AD

Asking Price £525,000



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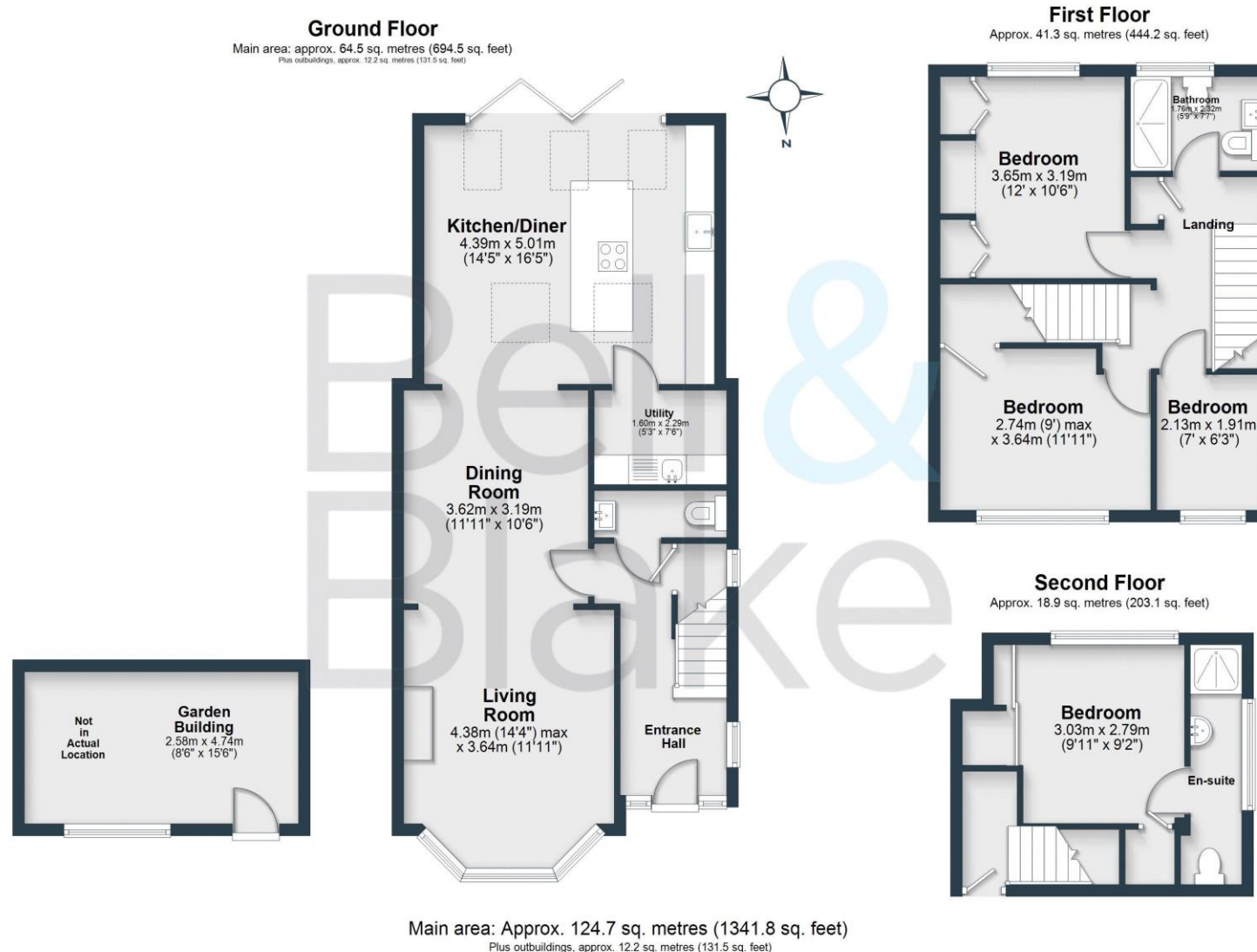


- › Chain free!
- › South facing enclosed rear garden
- › Quiet popular residential street
- › Off street driveway parking
- › Easy walking distance to the city centre
- › Extended open plan living space
- › Flexible layout family home

A beautifully presented and extended four-bedroom semi-detached home located within walking distance of Chichester city centre, offered with no onward chain. Arranged over three floors, the property offers spacious and versatile living with a bay-fronted sitting room open to the dining area, cloakroom, utility room, and a stunning kitchen/diner with vaulted ceiling and large bi-folding doors opening onto the sunny south-facing rear garden. The first floor provides two double bedrooms with built-in wardrobes, a single bedroom, and a modern family bathroom. The top floor has been skilfully converted to create a generous principal bedroom with en-suite shower room. Outside, there is ample off-road parking to the front, side access, and a good-sized rear garden with patio, perfect for entertaining. A fantastic opportunity to secure a stylish and flexible family home just moments from the heart of Chichester.

Council Tax Band: C





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## Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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		