



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



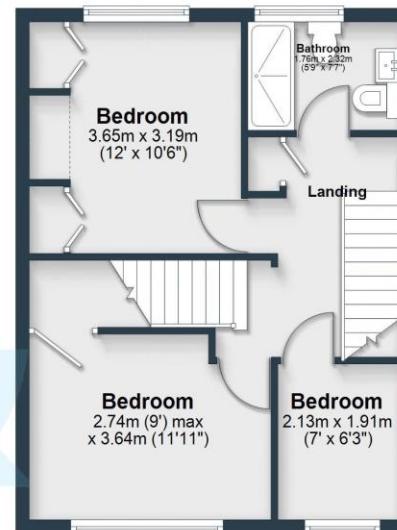
Ground Floor

Main area: approx. 64.5 sq. metres (694.5 sq. feet)
Plus outbuildings, approx. 12.2 sq. metres (131.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.1 sq. feet)



Main area: Approx. 124.7 sq. metres (1341.8 sq. feet)

Plus outbuildings, approx. 12.2 sq. metres (131.5 sq. feet)

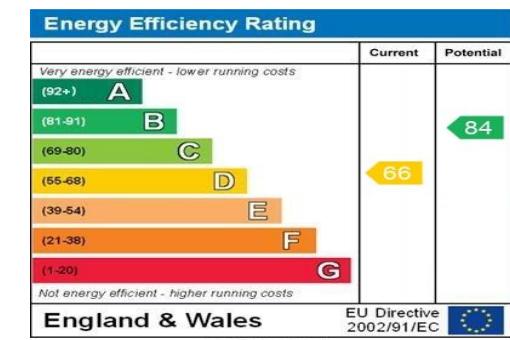
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation 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.

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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



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