



Bell & Blake
SALES & LETTINGS

71 Whyke Lane, Chichester, West Sussex, PO19 7PD

Asking Price £350,000

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EPC D

- › Character townhouse
- › Cul-de-sac location just 5 minute walk from the City centre
- › 4 Bedrooms
- › 2 Reception rooms
- › Fitted Kitchen
- › Pleasant rear garden with rear gate
- › Shower room

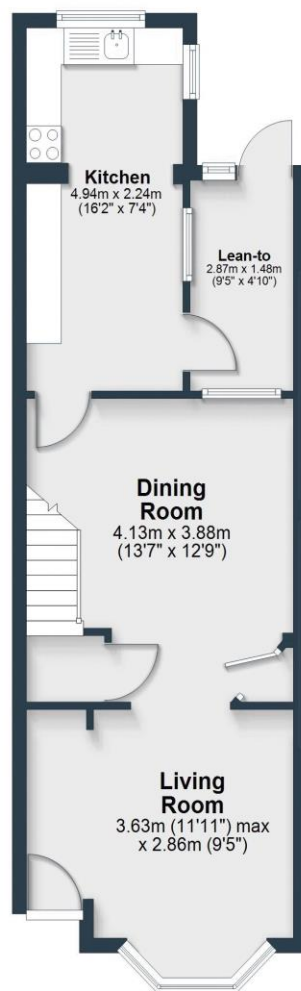
This characterful property is conveniently located in a cul-de-sac location just a 5 minute flat walk from the city centre. The property boasts accommodation over 3 floors, which consists of 4 bedrooms, a family shower room, 2 reception rooms and a fitted kitchen. Outside there is a pleasant rear garden with rear pedestrian gate.

Council Tax Band: D



Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



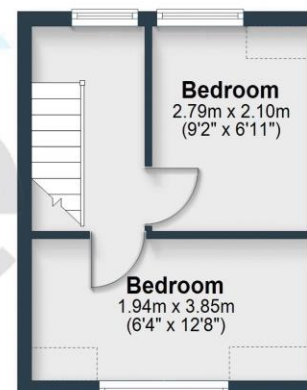
First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.5 sq. feet)






Total area: approx. 96.3 sq. metres (1036.8 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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