



**Bell & Blake**  
SALES & LETTINGS

10 Croy Close, Donnington, Chichester, West Sussex PO19 8RQ

Asking Price £599,950

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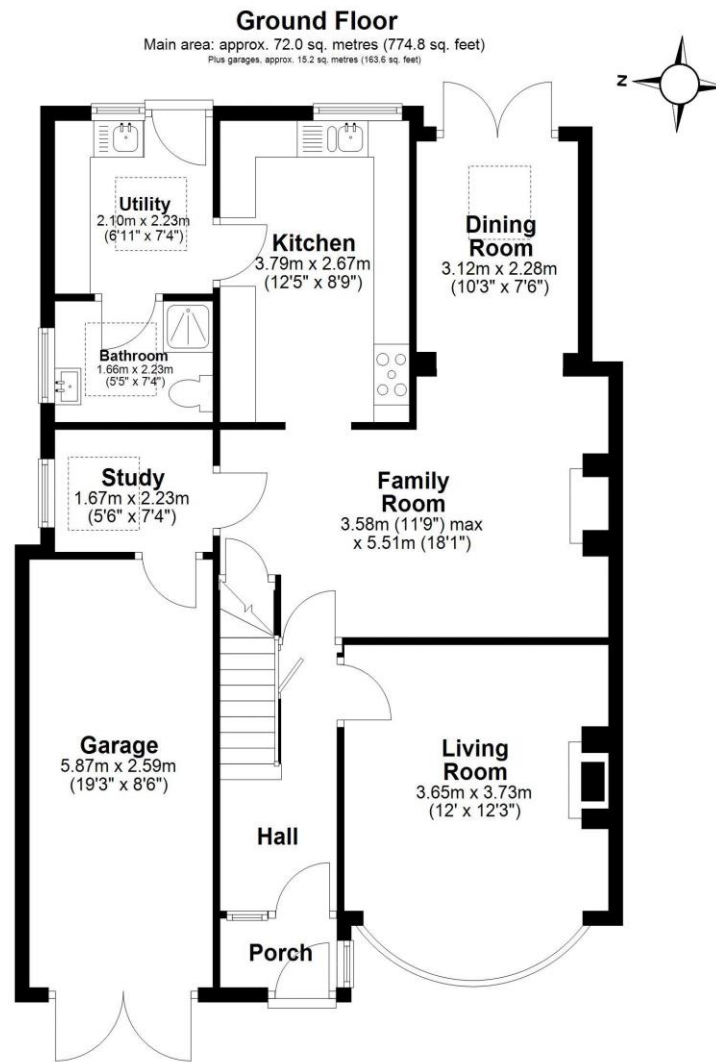


- › Extended and immaculately presented character property
- › Under 1km from the city centre and station
- › 3 bedrooms, 4 receptions 2 bathrooms
- › Utility room
- › Garage and parking for multiple cars
- › Well proportioned rear garden
- › Cul-de-sac location
- › Versatile accommodation

This extended and greatly improved character property, offers spacious and versatile accommodation just under 1km from the city centre and station. The accommodation is over 2 floors, to the first floor there are 3 bedrooms and a large contemporary bathroom. The ground floor comprises of a bay fronted lounge, a family room, a dining room, study, kitchen, utility room, downstairs shower room and attached garage. Outside to the front there is a driveway providing parking for multiple cars, side access to well proportioned rear garden, which is beautifully landscaped and a timber storage shed. An internal viewing is essential to appreciate all the property has to offer.

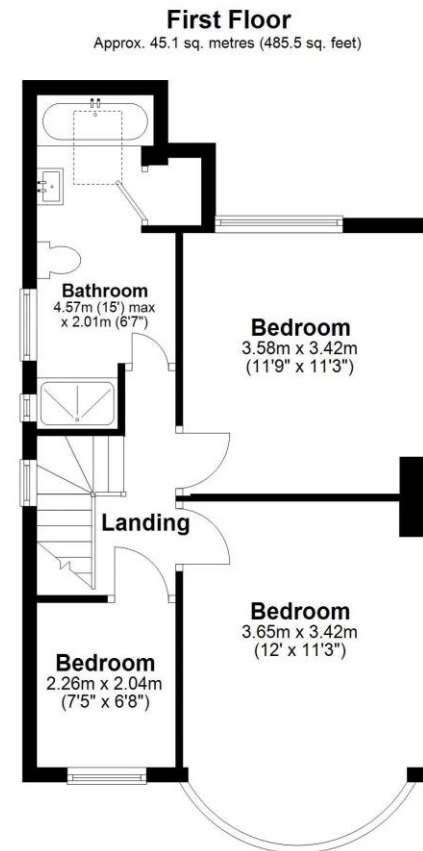
Council Tax Band: E





Main area: Approx. 117.1 sq. metres (1260.3 sq. feet)  
Plus garages, approx. 15.2 sq. metres (163.6 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://bellandblake.co.uk)