



Bell & Blake
SALES & LETTINGS

87 Peckham Chase, Eastergate, Chichester, West Sussex PO20 3AR

Asking Price £350,000

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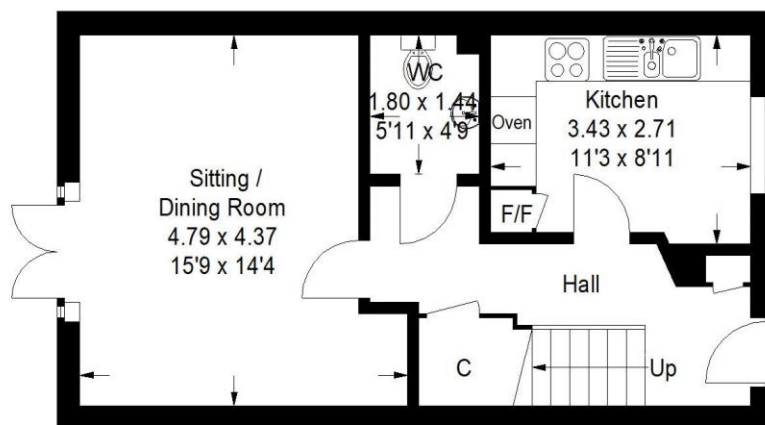
- › Upgraded by the current owner
- › Beautifully landscaped garden with 2 patio areas and a large shed.
- › 3 Bedrooms
- › Contemporary Bathroom
- › Fully Integrated Kitchen Breakfast Room
- › Downstairs WC
- › Large driveway to the side
- › Lounge diner

Upgraded by the current owner! This beautifully presented semi detached house has had many upgrades and a freshly landscaped garden, since the owners moved in last year. The house boasts 3 bedrooms and a contemporary bathroom to the first floor. To the ground floor there is a fully fitted kitchen breakfast room, a downstairs WC and a lounge diner. Outside there is a large driveway to the side with side access to the stunning rear garden with a large shed. An internal viewing is a must to appreciate all the property has to offer.

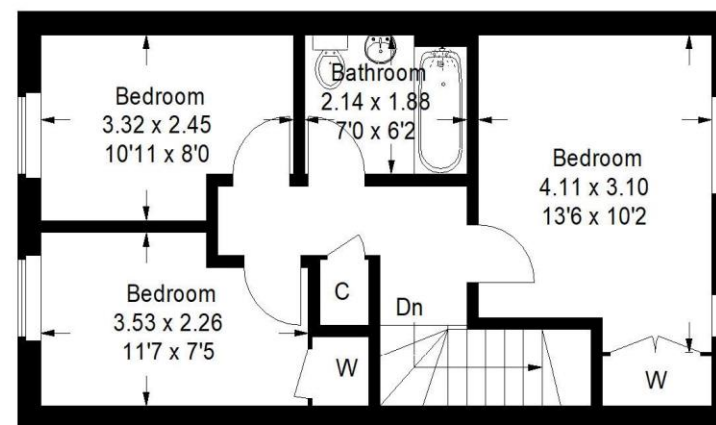
Council Tax Band: D



87 Peckham Chase



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 43.2 sq m / 465 sq ft
First Floor = 42.7 sq m / 460 sq ft
Total = 85.9 sq m / 925 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

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		96
(81-91)	B	84	
(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