



**Bell & Blake**  
SALES & LETTINGS

12 Highview Road, Eastergate, Chichester, West Sussex PO20 3XB

Asking Price £325,000

## 12 Highview Road, Eastergate, Chichester, West Sussex PO20 3XB



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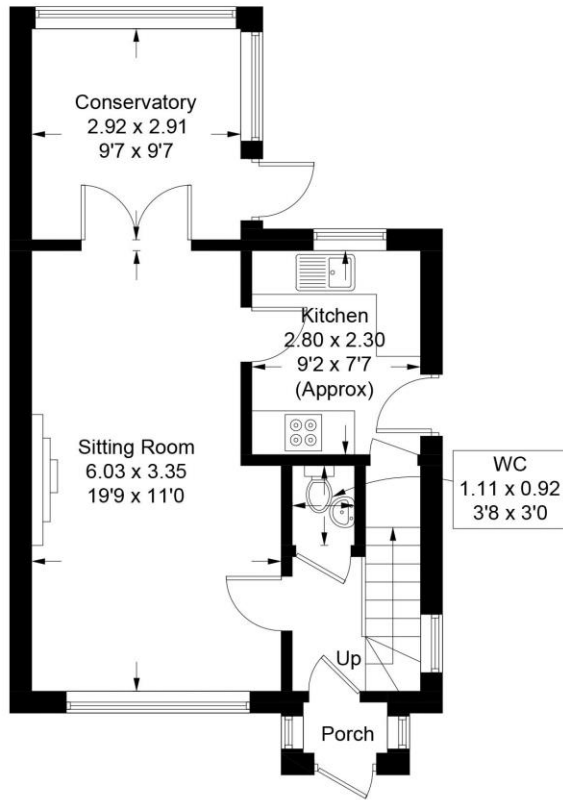
- › Semi detached house with driveway and garage
- › 2 Double bedrooms
- › Boarded loft space on 2nd floor with staircase, velux windows and eaves storage
- › Lounge Diner
- › Downstairs WC
- › Sun Room
- › Kitchen
- › Bathroom
- › Rear garden with good level of seclusion
- › No forward chain

Located 6 miles East of Chichester in Eastergate village is the well presented semi-detached house, the property boasts 2 double bedrooms and a bathroom to the first floor, a 2nd floor boarded loft space with velux windows and staircase, then a lounge diner, kitchen, conservatory, entrance hall and downstairs WC to the ground floor. Outside the front garden is enclosed by hedging with a driveway to the side leading to a garage and side access to the rear garden, the rear garden offers a good level of seclusion and has patio and lawn areas. No forward chain.

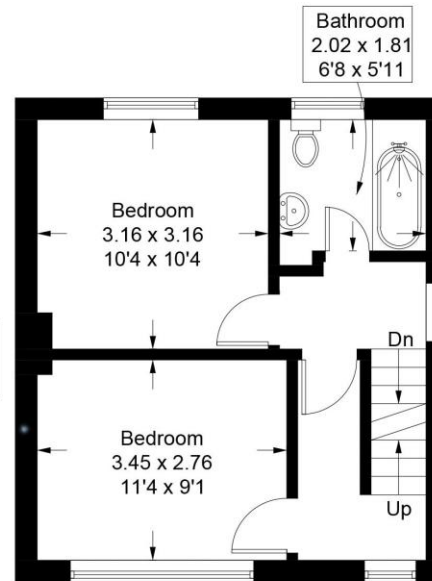
Council Tax Band: C



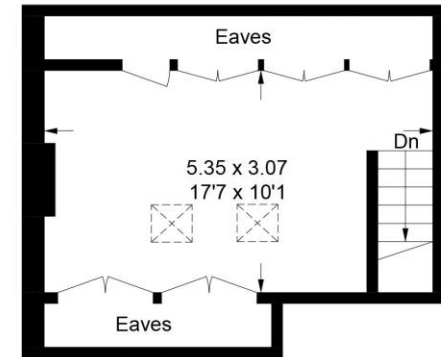
# Highview Road



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area  
 Ground Floor = 42.1 sq m / 453 sq ft  
 First Floor = 32.1 sq m / 345 sq ft  
 Second Floor = 16.2 sq m / 174 sq ft  
 (Excluding Eaves)  
 Total = 90.4 sq m / 972 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		