

WHITE &  
BROOKS  
CHICHESTER

£425,000

Shalbourne Crescent • Chichester • West Sussex

## “Spacious Detached House ”



- ❖ In the Seaside Village of Bracklesham Bay
- ❖ 4 Bedrooms
- ❖ Master with En Suite
- ❖ Large Kitchen / Dining / Family Room Extension
- ❖ Utility Room
- ❖ Large Garden with Garage
- ❖ Gas Central Heating and Double Glazed throughout

# About The Property

Immaculately Presented Detached House in the Seaside Town of Bracklesham Bay with Chichester approximately 5.8 miles away.

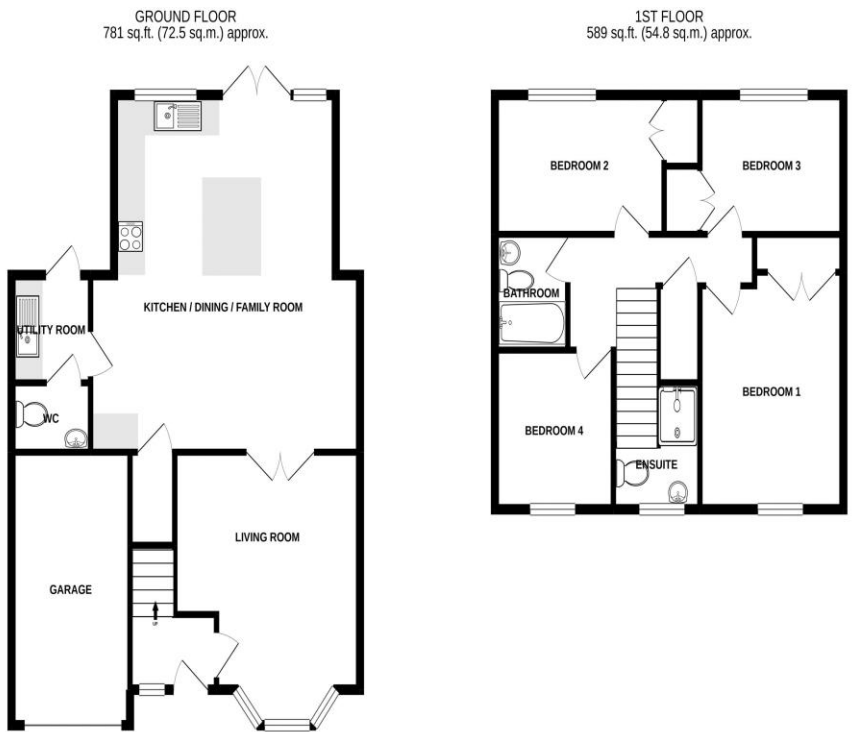
This spacious property offers Four Bedrooms with Master En suite and additional Family Bathroom. This well presented House also boasts a large Extension making the Kitchen into a spacious Open Plan Dining / Family Room which is great for entertaining as well as Utility Room and Downstairs WC.

This property also benefits from a Garage and Driveway for off road parking and a large enclosed rear Garden.

A internal viewing is recommended to appreciate all the property has to offer.



# Floorplan and EPC



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Performance Certificate** 1850 HM Government

17, Strathmore Crescent, Westchickson Hill, CHICHESTER, PO20 8RS

Domestic EPC: Estimated house EPC Reference number: 0006-2850-778-2074-7465  
 Date of assessment: 01 January 2014 Date of measurement: 01 January 2014  
 Type of building: 01 Residential building Total floor area: 61 m<sup>2</sup>

Use this document for:  
 1. Identifying current energy performance to see which properties are more energy efficient  
 2. Identifying current energy performance and identifying how to improve energy performance

**Estimated energy costs of heating for 5 years: £ 2,389**  
**Over 5 years you could save: £ 2,333**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 1,000 over 5 years	£ 1,000 over 5 years	
Heating	£ 1,389 over 5 years	£ 1,000 over 5 years	You could save £ 389
Hot Water	£ 200 over 5 years	£ 200 over 5 years	
<b>TOTAL</b>	<b>£ 2,589</b>	<b>£ 1,900</b>	

These figures show how much you would expect to spend on heating, lighting and hot water over the next 5 years based on current rates for individual households. They do not include the cost of running the house, the mortgage and council tax, and electricity generated by solar panels.

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in table 2. The rating for a property in the area may change following England's 10th October 2016. The EPC rating is based on the energy performance of the building and not on the energy performance of the individual household. The EPC rating is based on the energy performance of the building and not on the energy performance of the individual household.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Maximum cost	Typical savings over 5 years
1. Floor insulation	£600 - £1,000	£100
2. Low energy lighting for all fixed outlets	£20	£100
3. Solar water heating	£4,000 - £9,000	£100

More costs, 0.0% or less for all recommendations. See this property's EPC for more details. The EPC rating is based on the energy performance of the building and not on the energy performance of the individual household.



# Room Details

## Entrance Hall

Leading in from the front entrance stairs to Ground Floor and door leading to Sitting Room. Pendant light and wall mounted radiator.

## Sitting Room 13' 3" x 13' 1" (4.05m x 4.0m)

Double glazed window to the front aspect with Bay window, wall mounted radiator, skimmed ceiling and pendant light. Double doors leading into the open plan Kitchen / Dining / Family Room which is an extension of the property.

## Kitchen / Dining / Family Room 20' 0" x 19' 8" (6.09m x 5.99m)

Double glazed window to the rear aspect and double glazed doors leading out to the garden area. Wall mounted radiator and insert spotlights. Door leading to Pantry and Utility Room. Kitchen - Mixture of higher and standard level units. Singular oven, a 5 ring gas hob, sink and half, butler sink with mixer tap, fitted dishwasher and grey engineered oak wood flooring throughout.

## Utility Room

Double glazed door to the rear with singular sink, space for washing machine. Off of Utility Room is a downstairs Cloakroom which continues with tiled flooring, double glazed opaque windows to side aspect, toilet and hand basin with wall mounted radiator and insert spotlights.

## First Floor Landing

Large airing cupboard with Combi boiler with plenty of storage, pendant light and loft access.

## Master Bedroom 13' 4" x 10' 4" (4.06m x 3.14m)

Double glazed windows to the front aspect, wall mounted radiator, skimmed ceiling and feature lighting, double fitted wardrobe and door leading to En Suite.

## En Suite Shower Room

Double glazed opaque window to the front aspect, heated towel rail, vanity hand basin, toilet and walk in single shower with insert spotlights and special walls around the primary areas.

## Bedroom 2 7' 9" x 12' 4" (2.36m x 3.75m)

Double glazed window to rear aspect, skimmed ceiling, wall mounted radiator and double fitted wardrobe.

## Bedroom 3 7' 9" x 10' 4" (2.36m x 3.14m)

Double glazed window to the rear aspect, skimmed ceiling with pendant light, wall mounted radiator and fitted wardrobe.

## Bedroom 4 8' 7" x 8' 5" (2.61m x 2.56m)

Double glazed window to the front aspect, skimmed ceiling, pendant light and wall mounted radiator.

## Family Bathroom

Double glazed opaque window to the side aspect, shower over bath with tiling around the primary areas. Toilet, sink and wall mounted heated towel rail.

