

WHITE &
BROOKS
CHICHESTER

£210,000

Littlefield Road • Chichester • West Sussex

“First Floor Maisonette”



- ❖ Situated In A Quiet Cul-De-Sac Location
- ❖ 2 Double Bedrooms
- ❖ Spacious Lounge
- ❖ Separate Kitchen
- ❖ Family Bathroom
- ❖ Private Entrance Door
- ❖ Residents Allocated Parking

About The Property

White & Brooks are delighted to offer for sale, this immaculately presented first floor maisonette, situated in a quiet cul-de-sac location, within easy reach of Chichester City Centre. The accommodation briefly comprises to the first floor, two double Bedrooms, Kitchen and family Bathroom and to the second floor, a spacious Lounge. The property further benefits from it's own private entrance door and residents allocated parking. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC



TOTAL FLOOR AREA: 751 sq ft (69.8 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 Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Room Details

Private Entrance Door

Stairs To:-

Landing

Family Bathroom

Bedroom 1 13' 9" x 9' 5" (4.19m x 2.88m)

Bedroom 2 11' 8" x 9' 5" (3.55m x 2.88m)

Kitchen 5' 7" x 6' 6" (1.69m x 1.98m)

Stairs To:-

Living Room 14' 2" x 13' 3" (4.31m x 4.03m)

Residents Allocated Parking

