



**Guide Price**  
**£460,000**

**Freehold**

3x  1x  3x 

**Lockgate Road,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Detached, thatched cottage last marketed in 1956
- Charming period features throughout including an inglenook fireplace
- Beautiful corner plot
- Raised vegetable patches & hidden gardens
- Brick built outbuilding with power

## Accommodation

### GROUND FLOOR

- Sitting Room: 12'4 x 11'4 (3.76m x 3.46m)
- Dining Room: 10'8 x 9'4 (3.25m x 2.85m)
- Inner Hallway & Lobby
- Utility Room/Cloakroom: 8'0 x 7'2 (2.44m x 2.19m)
- Kitchen: 12'2 x 7'11 (3.71m x 2.41m)
- Shower Room: 10'6 x 3'3 (3.20m x 0.99m)
- Lounge: 15'0 x 12'9 (4.58m x 3.89m)
- Bedroom 3/Study: 10'5 x 8'6 (3.18m x 2.59m)

### FIRST FLOOR

- Landing
- Bedroom 1: 10'8 x 9'11 (3.25m x 3.02m)
- Bedroom 2: 10'6 x 9'5 (3.20m x 2.87m)

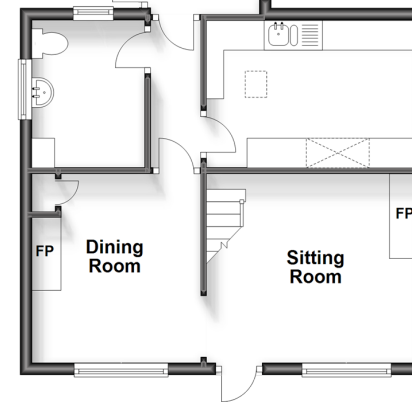
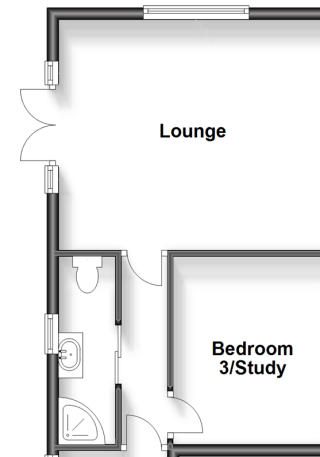
### OUTSIDE

- Front, Side & Rear Gardens
- Off Road Parking
- Shed
- Greenhouses
- Outbuilding

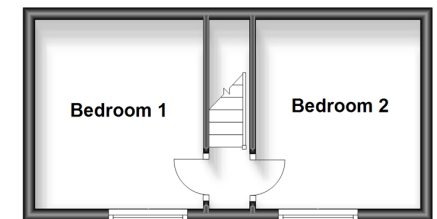
Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 73.8 sq. metres (794.4 sq. feet)



**First Floor**  
Approx. 21.1 sq. metres (227.1 sq. feet)



40414074/20240412/HS/RC