



**Price**  
**£490,000**

**Freehold**

4x  1x  2x 

**Willowbed Avenue,  
Chichester, West  
Sussex, PO19**

**OVER 60?**

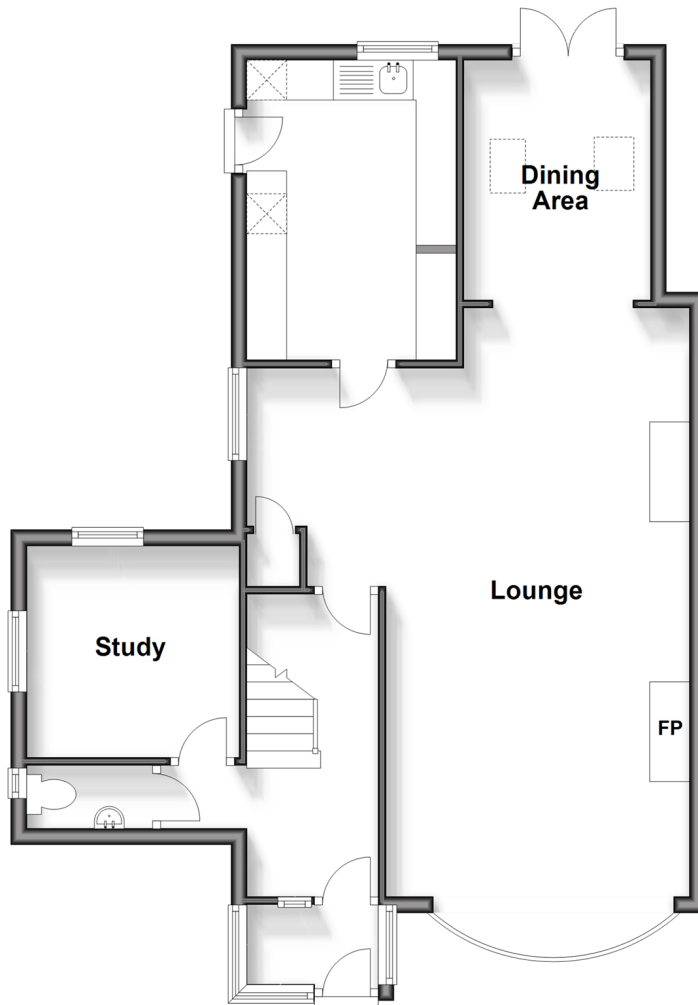
Secure this property  
for up to **59% less!**

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## Accommodation

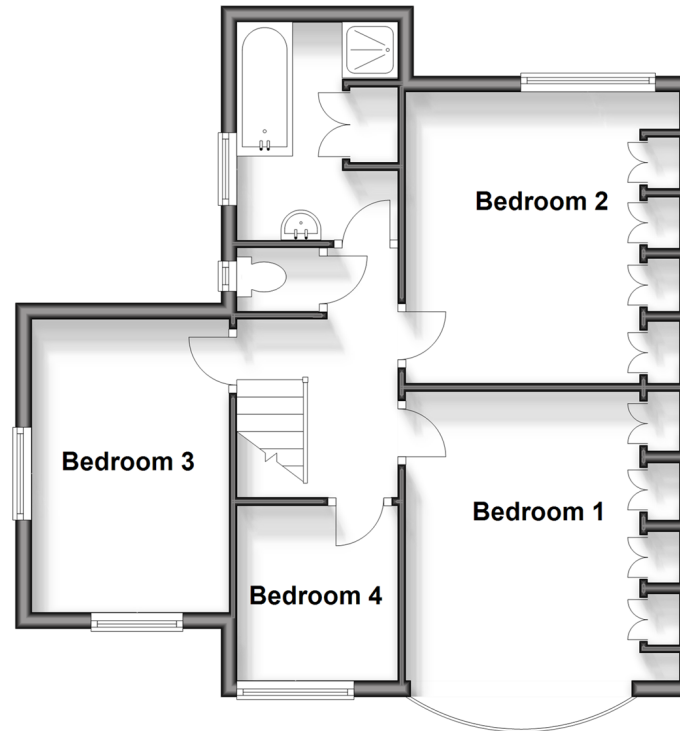
### Ground Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



### First Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



### GROUND FLOOR

#### Porch & Hallway

Cloakroom: 5'1 x 2'9 (1.55m x 0.84m)

Study: 8'9 x 8'1 (2.67m x 2.47m)

Lounge: (L-shaped) 17'0 x 11'2 (5.19m x 3.41m) plus 12'0 x 11'8 into bay (3.66m x 3.56m)

Kitchen: 12'4 x 8'9 (3.76m x 2.67m)

Dining Area: 9'5 x 7'4 (2.87m x 2.24m)

### FIRST FLOOR

#### Landing

Bedroom 1: 15'9 x 11'3 (4.80m x 3.43m)

Bedroom 2: 11'10 x 11'5 (3.61m x 3.48m)

Bedroom 3: 11'10 x 8'1 (3.61m x 2.47m)

Bedroom 4: 7'3 x 6'8 (2.21m x 2.03m)

#### Separate Toilet

Bath & Shower Room: 9'0 x 6'7 (2.75m x 2.01m)

### OUTSIDE

Front & Rear Gardens

Garage & Off Road Parking

Shed





## Main features

- Good sized semi-detached house in sought-after location
- Ideal family home
- Bright & spacious accommodation throughout
- Boasts open-planned living & dining areas
- Close to local schools
- Short walk to the city centre, train station & bus station
- Easy access onto the A27



### Nearest Schools

Kingsham Primary 0.2 miles, St Richard's Catholic Primary 0.5 miles, Portfield Community Primary 0.8 miles, Chichester High School for Girls 0.4 miles, Chichester High School for Boys 0.4 miles, Chichester College 1.0 miles



### Transport Information

Train Stations: Chichester 0.7 miles, Fishbourne 2.3 miles, Bosham 3.7 miles



### Address

Willowbed Avenue, Chichester, West Sussex, PO19



### Directions

For directions to this property please contact us.





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



■ 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.

EPC RATING

CURRENT: **D(60)** POTENTIAL: **C(78)**

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