



Price
£750,000

Freehold

5x  3x  1x 

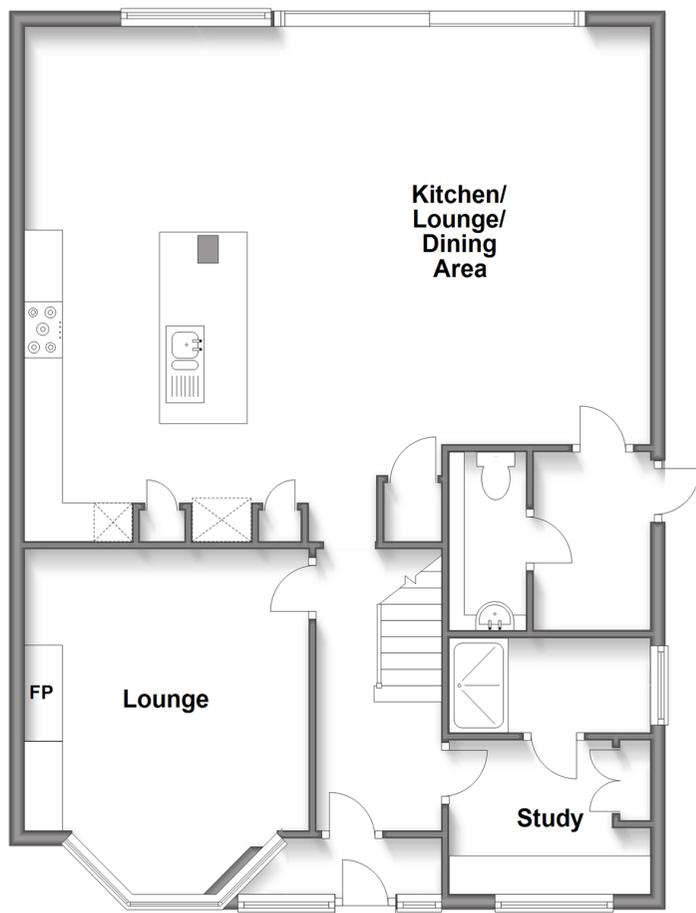
**Graydon Avenue,
Chichester, West
Sussex, PO19**

OVER 60?

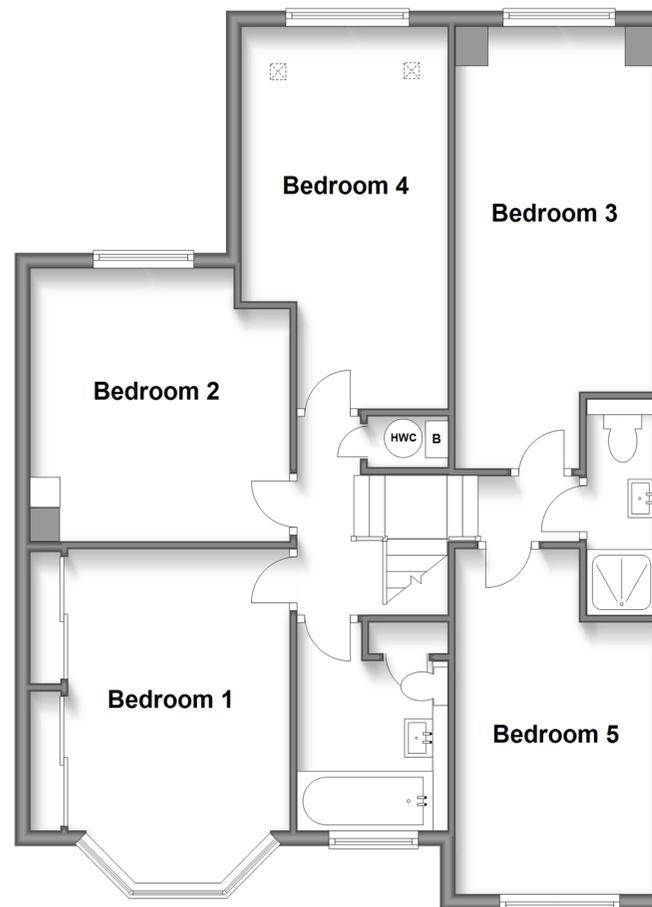
Secure this property
for up to **59% less!**

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Ground Floor
Approx. 91.0 sq. metres (979.7 sq. feet)



First Floor
Approx. 80.1 sq. metres (862.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch & Hallway

Lounge: 12'2 x 11'9 (3.71m x 3.58m)

Kitchen/Lounge/Dining Area: 27'7 x 22'0 (8.41m x 6.71m)

Boot Room: 6'10 x 4'11 (2.08m x 1.50m)

Cloakroom: 6'10 x 3'3 (2.08m x 0.99m)

Shower Room: 5'6 x 4'0 (1.68m x 1.22m)

Study: 8'8 x 6'6 (2.64m x 1.98m)

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'2 (3.56m x 3.41m)

Bedroom 2: 11'11 x 9'2 (3.63m x 2.80m)

Bedroom 3: 18'9 x 9'3 (5.72m x 2.82m)

Bedroom 4: 16'4 x 8'8 (4.98m x 2.64m)

Bedroom 5: 15'1 x 8'8 (4.60m x 2.64m)

Family Shower Room: 6'3 x 3'0 (1.91m x 0.92m)

Family Bathroom: 7'1 x 6'6 (2.16m x 1.98m)

OUTSIDE

Off Road Parking

Rear Garden

Outbuilding (Used As Bar)

Pool

Shed



Main features

- Extended semi-detached house - ideal for families
- Stunning open planned kitchen/lounge/dining area
- Snug-style lounge with wood burner
- Benefits from a boot room with cloakroom
- Fantastic garden hosting space with bespoke bar and pool
- Ample off road parking



Nearest Schools

St Richard's Catholic Primary 0.7 miles, Kingsham Primary 0.8 miles, Parklands 1.0 miles, Chichester High School 0.7 miles, Bishop Luffa C of E School 0.9 miles, Chichester Free School 1.4 miles, Chichester College 0.6 miles



Transport Information

Train Stations: Chichester 0.5 miles, Fishbourne 1.4 miles, Bosham 2.7 miles



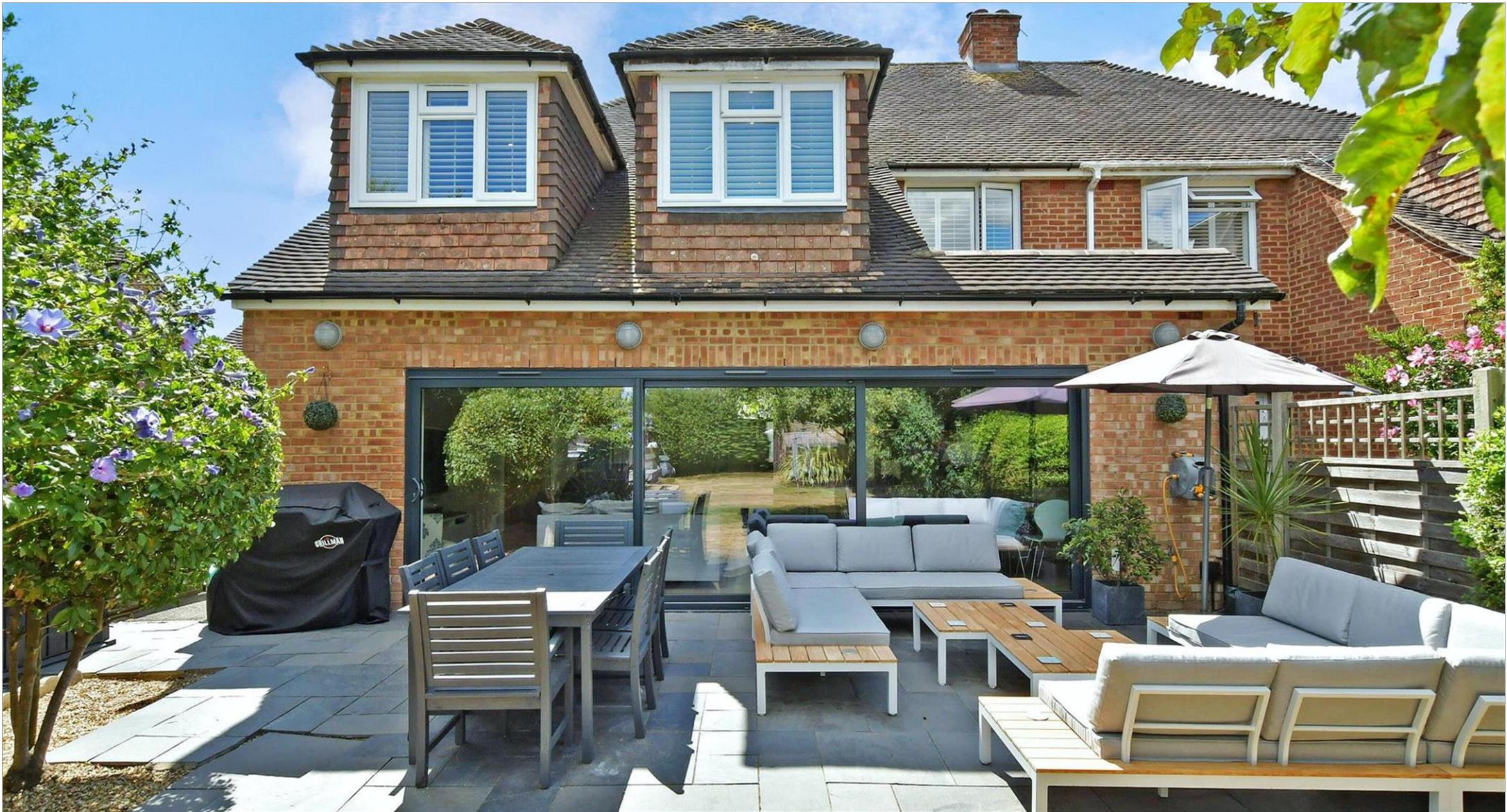
Address

Graydon 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



- 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: C(69) POTENTIAL: C(79)

40411184/20240328/JH/JH