



OVER 60?

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

Price

£375,000

Freehold

3x  2x  1x 

**Iden Drive, Chichester,
West Sussex, PO19**

cubitt&west
Helping you move forwards



Main features

- **Spacious detached house with modern kitchen/diner**
- **Peaceful residential area with easy access into the city centre**
- **Located in the sought-after Minerva Heights development**
- **Sunny rear garden - great for families**
- **Close to local shops & excellent schools**
- **Benefits from a garage & off road parking**
- **Fantastic public transport links nearby including a mainline train station**

Accommodation

GROUND FLOOR

Hallway
Cloakroom: 5'8 x 2'9 (1.73m x 0.84m)
Lounge: 16'3 x 10'5 (4.96m x 3.18m)
Kitchen/Diner: 15'7 x 9'2 (4.75m x 2.80m)

FIRST FLOOR

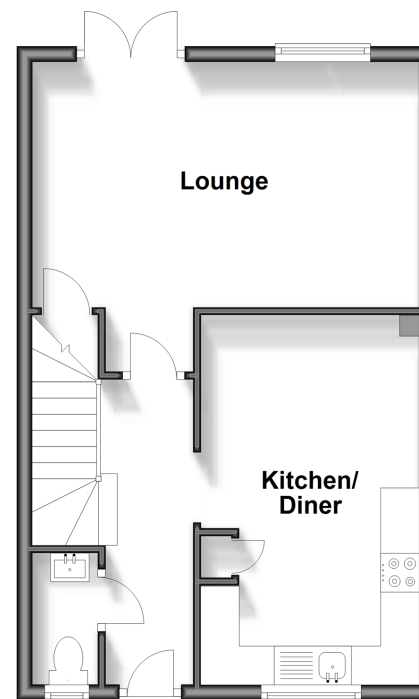
Landing
Bedroom 1: 14'6 into alcove x 9'1 (4.42m x 2.77m)
En-Suite Shower Room: 5'0 x 4'10 (1.53m x 1.47m)
Bedroom 2: 11'6 into recess x 9'5 (3.51m x 2.87m)
Bedroom 3: 10'4 into recess x 6'10 (3.15m x 2.08m)
Bathroom: 6'11 x 5'9 (2.11m x 1.75m)

OUTSIDE

Garage & Off Road Parking
Front & Rear Gardens
Summer House

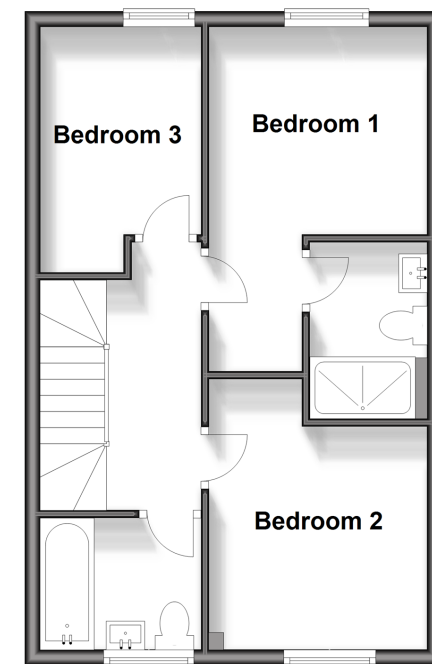
Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



First Floor

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Call Chichester - 01243 786581 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale