



Price
£665,000

Freehold

4x  2x  1x 

**Cambrai Avenue,
Chichester, West
Sussex, PO19**

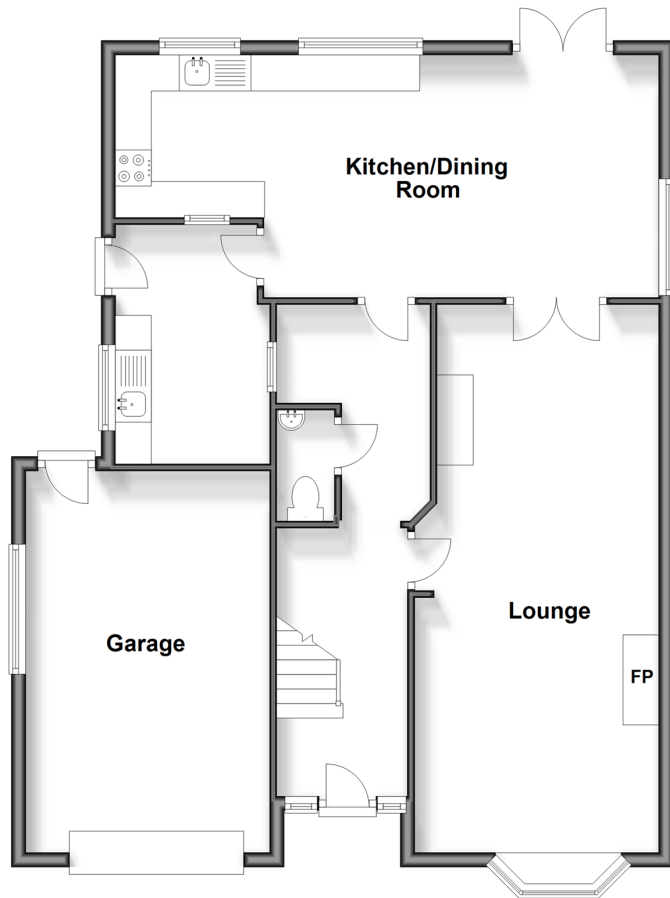
OVER 60?

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

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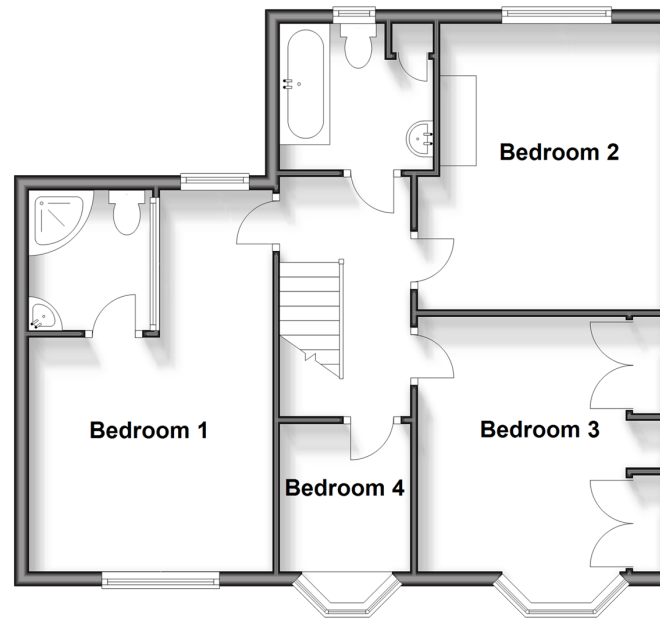
Ground Floor

Approx. 89.1 sq. metres (959.3 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 26'9 x 11'0 (8.16m x 3.36m)

Kitchen/Dining Room: 24'5 x 11'1 (7.45m x 3.38m)

Utility Room: 10'10 x 6'8 (3.30m x 2.03m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: (L-shaped) 10'11 x 10'7 (3.33m x 3.23m) plus 6'5 x 5'2 (1.96m x 1.58m)

En-Suite Shower Room

Bedroom 2: 13'10 x 10'3 (4.22m x 3.13m)

Bedroom 3: 13'1 x 11'1 (3.99m x 3.38m)

Bedroom 4: 8'7 x 5'10 (2.62m x 1.78m)

Bathroom

OUTSIDE

Integral Garage

Off Road Parking

Front & Rear Gardens

Summer House



Main features

- Fabulous detached house in central Chichester with great sized, sunny rear garden
- Only a short walk to the local shops & amenities
- Ample storage & handy utility room
- Quiet, residential area - ideal family home
- Close to the schools & excellent public transport links
- Boarded loft with window



Nearest Schools

St Richard's Catholic Primary 0.3 miles, Kingsham Primary 0.4 miles, Portfield Community Primary 0.4 miles, Chichester High School for Boys 0.3 miles, Chichester High School for Girls 0.4 miles, Chichester College 0.8 miles



Transport Information

Train Stations: Chichester 0.5 miles, Fishbourne 2.0 miles, Bosham 3.4 miles



Address

Cambrai Avenue, Chichester, West Sussex, PO19



Directions

For directions to this property please contact us.



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■ 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.



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