



**Price**

**£250,000**

**Leasehold**

2x  1x  1x 

**Viceroy House,  
Sandpiper Road,  
Chichester, West  
Sussex, PO20**

**cubitt&west**  
Helping you move forwards





## Main features

- **Spacious second floor apartment situated in popular, modern development**
- **Excellent condition throughout with fitted kitchen appliances**
- **Easy access into Chichester's city centre & onto the A27**
- **Great public transport links**
- **Light & airy accommodation**
- **Ideal first home or investment property**
- **Benefits from allocated parking & access to communal gardens & a park nearby**

## Accommodation

### SECOND FLOOR

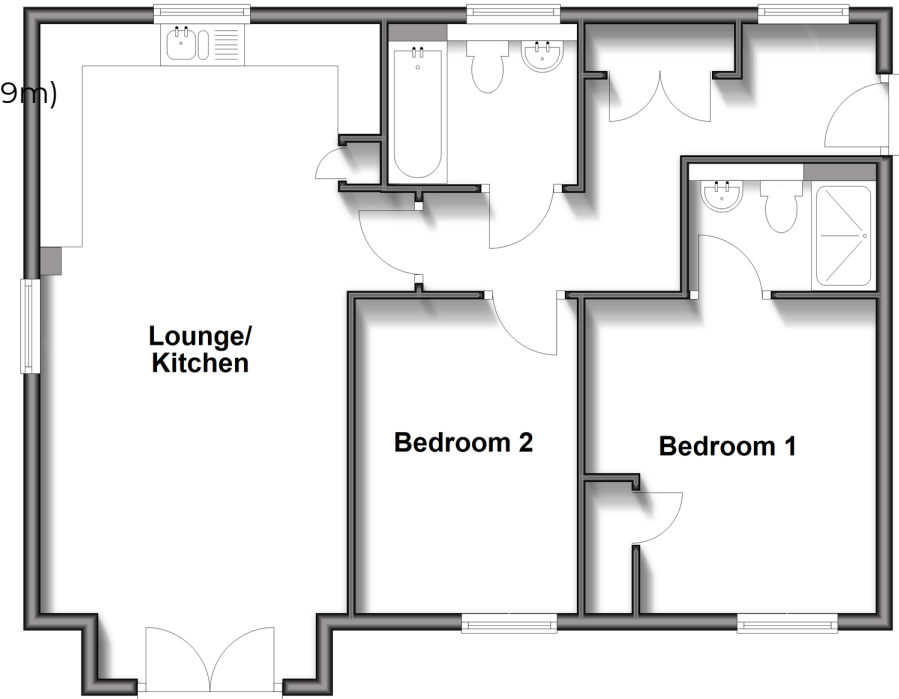
Hallway  
 Lounge/Kitchen: 25'0 maximum x 12'9 (7.63m x 3.89m)  
 Bedroom 1: 12'2 x 11'2 (3.71m x 3.41m)  
 En-Suite Shower Room  
 Bedroom 2: 12'2 x 8'6 (3.71m x 2.59m)  
 Bathroom

### OUTSIDE

Allocated Parking  
 Communal Gardens

## Second Floor

Approx. 71.7 sq. metres (771.8 sq. feet)



**Call Chichester - 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



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