



Guide Price
£500,000

Freehold

3x  1x  1x 

**Pescotts Close, Birdham,
Chichester, West
Sussex, PO20**

OVER 60?

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

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Helping you move forwards



Main features

- Beautifully positioned detached bungalow with large rear garden
- Quiet cul-de-sac position in peaceful village
- Plenty of scope to develop & extend (subject to consents)
- Offered with no onward chain
- Benefits from an attached garage & ample off road parking
- Just a short drive to the seafront & Chichester Harbour
- Easy access into Chichester, Bognor Regis & Arundel

Accommodation

GROUND FLOOR

Porch & Entrance Hall

Lounge: (L-shaped) 19'5 x 7'2 (5.92m x 2.19m) plus 11'3 x 6'4 (3.43m x 1.93m)

Kitchen: 10'11 x 8'2 (3.33m x 2.49m)

Utility Room: 9'3 x 6'3 (2.82m x 1.91m)

Bathroom: 8'11 into door well x 5'11 (2.72m x 1.80m)

Separate Toilet: 6'1 x 3'0 (1.86m x 0.92m)

Bedroom 1: 13'6 x 10'11 (4.12m x 3.33m)

Bedroom 2: 10'11 x 10'9 (3.33m x 3.28m)

Bedroom 3: 8'5 x 8'0 (2.57m x 2.44m)

OUTSIDE

Garage: 19'4 x 7'7 (5.90m x 2.31m)

Off Road Parking

Front & Rear Gardens

Summer House

Shed

Ground Floor

Approx. 109.9 sq. metres (1183.4 sq. feet)



Call Chichester - 01243 786581 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.

