



Price
£310,000

Freehold

2x  2x  1x 

**Lloyd Road, Chichester,
West Sussex, PO19**

cubitt & west
Helping you move forwards



Main features

- Situated within the sought after Graylingwell Park development
- Superb communal facilities
- Set within 85 acres of wonderful parkland, perfect for walking
- Presented for sale in superb condition throughout
- Private rear garden and allocated parking

Accommodation

GROUND FLOOR

Entrance Hall: 7'3 x 5'7 (2.21m x 1.70m)
 Cloakroom
 Kitchen: 9'2 x 8'3 (2.80m x 2.52m)
 Lounge/Diner: 17'6 x 16'8 (5.34m x 5.08m)

FIRST FLOOR

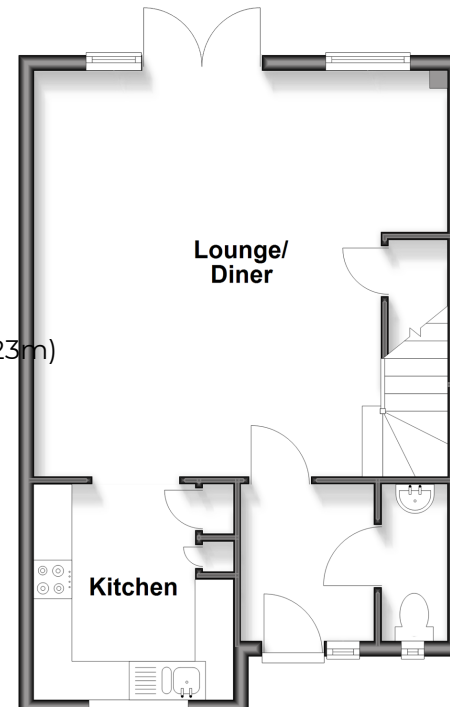
Landing
 Bathroom: 7'4 x 5'3 (2.24m x 1.60m)
 Bedroom 1: 12'2 x 10'7 up to fitted cupboard (3.71m x 3.23m)
 En Suite Shower Room: 7'9 x 3'9 (2.36m x 1.14m)
 Bedroom 2: 12'9 x 9'6 (3.89m x 2.90m)

OUTSIDE

Allocated Parking
 Private Rear Garden

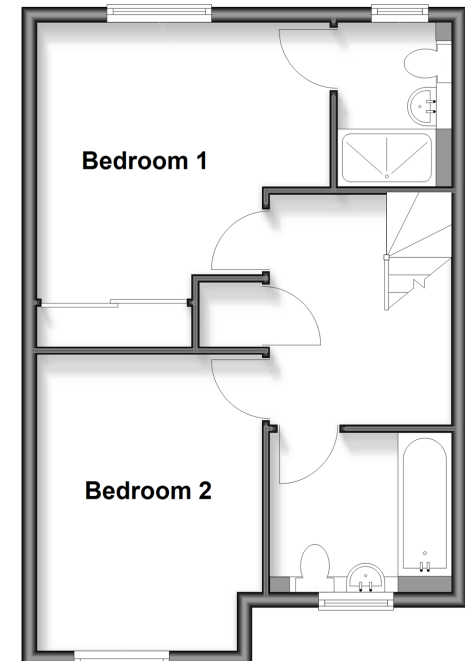
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Call Chichester - 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



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