



Price
£385,000

Freehold

4x  1x  2x 

**Lamorna Gardens,
Westergate, Chichester,
West Sussex, PO20**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Prime Westergate location close to Aldingbourne Primary School
- Flexible accommodation over two floors with 3/4 bedrooms
- Sought after cul-de-sac location with detached home office/gym
- 19'7 reception room with patio doors opening directly to the garden

Accommodation

GROUND FLOOR

Entrance hall
 Lounge: 19'7 x 11'8 (5.97m x 3.56m)
 Utility Room/ Cloakroom : 5'9 x 5'1 (1.75m x 1.55m)
 Kitchen: 9'8 x 7'9 (2.95m x 2.36m)
 Guest Room/ Bedroom 4 : 17'3 x 7'5 (5.26m x 2.26m)

FIRST FLOOR

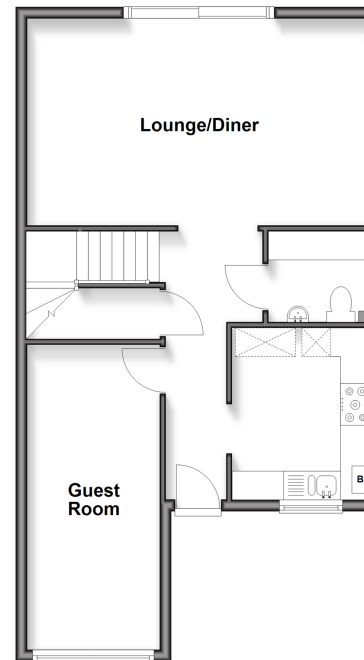
Landing
 Bedroom 1: 14'10 x 9'1 (4.52m x 2.77m)
 Bedroom 2: 11'8 x 10'1 (3.56m x 3.08m)
 Bedroom 3: 9'9 x 9'1 (2.97m x 2.77m)
 Bathroom

OUTSIDE

Front and Rear Garden
 Garden Office: 12'4 x 9'0 (3.76m x 2.75m)
 Off-Road Parking

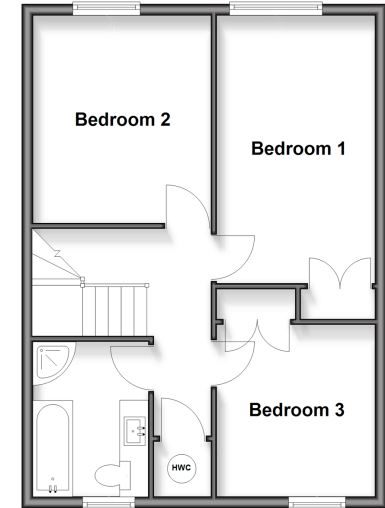
Ground Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



Call Chichester - 01243 786581 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ 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



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