



**Guide Price**  
**£325,000**

**Freehold**

3x  2x  1x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Modern semi detached property in a excellent location
- 2 large double bedrooms and one single
- Private rear garden with ample green space
- Situated in a sought after residential area in central Chichester, close to schools and amenities

## Accommodation

### GROUND FLOOR

Cloakroom

Living Room

Kitchen: 10'10 x 8'10 (3.30m x 2.69m)

### FIRST FLOOR

Bedroom 1: 10'5 x 10'0 (3.18m x 3.05m)

En suite Shower Room

Balcony

Bedroom 2: 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 3: 7'5 x 7'1 (2.26m x 2.16m)

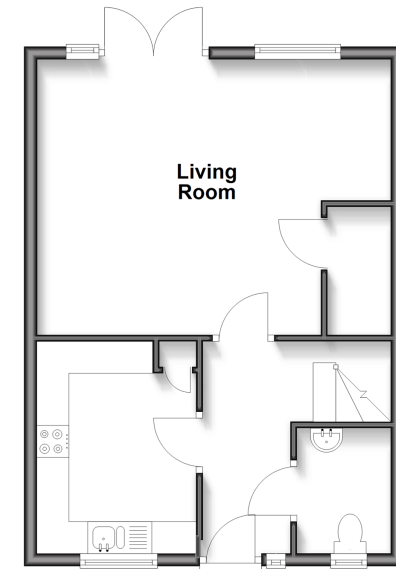
Bathroom

### OUTSIDE

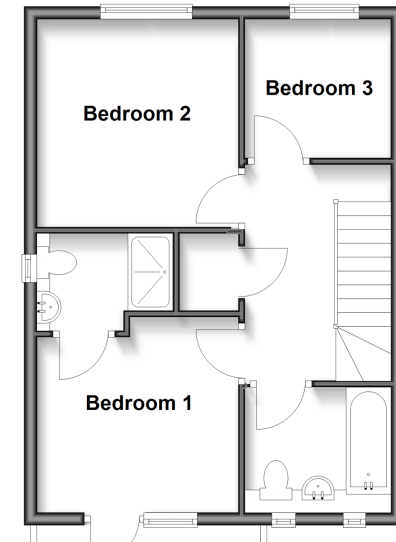
Allocated parking

Rear Garden

**Ground Floor**  
Approx. 42.8 sq. metres (460.5 sq. feet)



**First Floor**  
Approx. 42.8 sq. metres (460.5 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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