



**Guide Price**  
**£310,000**

**Freehold**

2x  1x  2x 

**Cavendish Street,  
Chichester, West  
Sussex, PO19**

**OVER 60?**

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

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## Accommodation

### CELLAR

Cellar: 15'9 x 11'3 (4.80m x 3.43m)

### GROUND FLOOR

Entrance Hallway

Lounge: 12'7 x 11'7 (3.84m x 3.53m)

Dining Room: 11'2 x 10'5 (3.41m x 3.18m)

Kitchen: 10'6 x 7'5 (3.20m x 2.26m)

Rear Lobby

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 16'5 x 11'9 (5.01m x 3.58m)

Bedroom 2: 11'2 x 10'6 (3.41m x 3.20m)

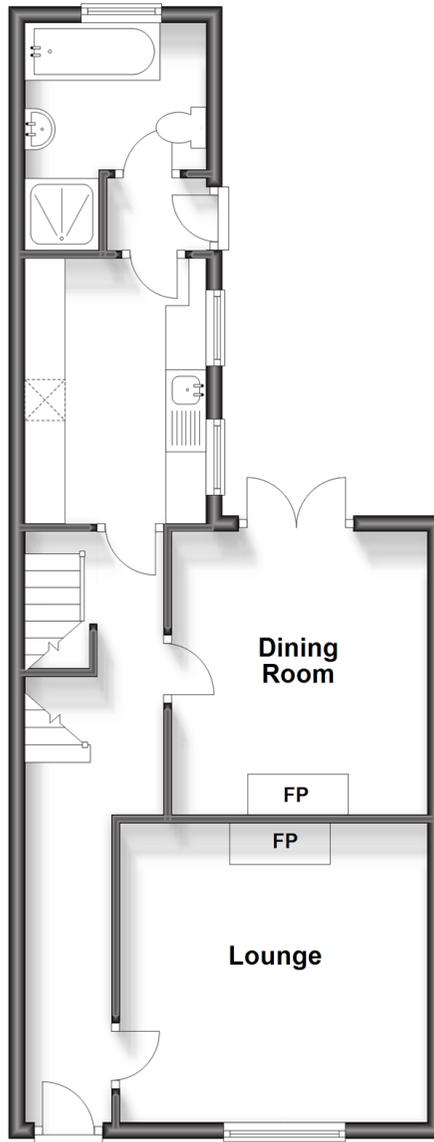
### OUTSIDE

Rear Garden

Residents Permit Parking

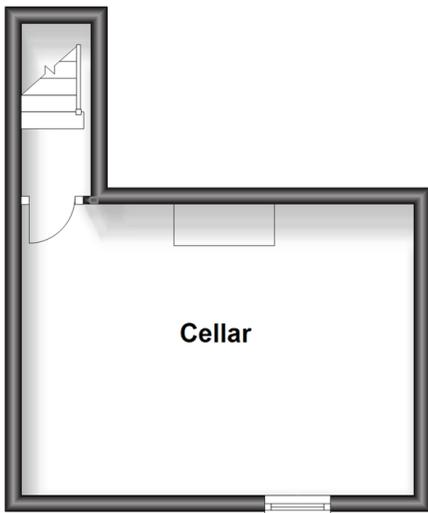
### Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



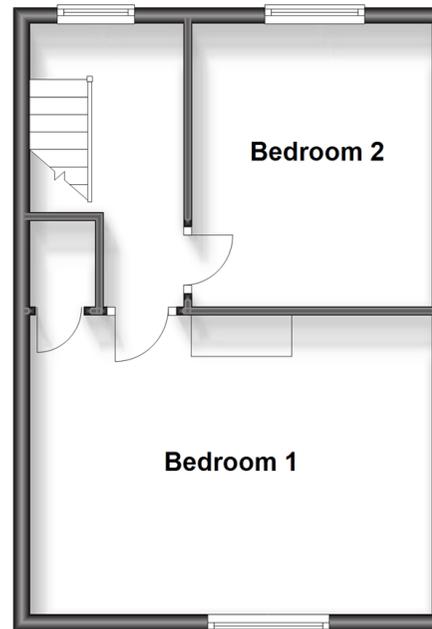
### Cellar

Approx. 19.2 sq. metres (206.9 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)





## Main features

- Good-sized house just a short walk from the city centre, with its array of shops and restaurants
- No onward chain
- There is the potential to develop or improve, subject to the necessary planning consents
- The property benefits from having flexible accommodation, including a cellar for storage
- Excellent public transport links including a mainline train station all in close proximity

## Nearest Schools

Primary Schools: Central CofE Junior School 0.1 miles, Jessie Younghusband Primary 0.2 miles, Parklands Community Primary 0.3 miles

Secondary Schools: St Anthony's School 0.2 miles, Bishop

## Transport Information

Train Stations:  
Chichester 0.6 miles  
Fishbourne 1.4 miles

## Address

Cavendish Street, Chichester, West Sussex, PO19

## Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](https://www.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

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