



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**

**£265,000**

**Leasehold**

2x 1x 1x

**Viceroy House,  
Sandpiper Road,  
Chichester, West Sussex  
PO20**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious ground floor apartment positioned in a sought after modern development
- Beautifully presented internally
- Built-in appliances in the sizeable modern kitchen
- Light and airy accommodation
- Easy access into the Cathedral City of Chichester



## Accommodation

### GROUND FLOOR

#### Hall

Kitchen/Diner: 12'8 x 11'0 (3.86m x 3.36m)

Lounge: 15'2 x 11'6 (4.63m x 3.51m)

Bedroom 1: 12'3 x 11'3 (3.74m x 3.43m)

#### En-Suite Shower Room

Bedroom 2: 12'3 x 8'8 (3.74m x 2.64m)

Bathroom: 7'4 x 6'11 (2.24m x 2.11m)

## OUTSIDE

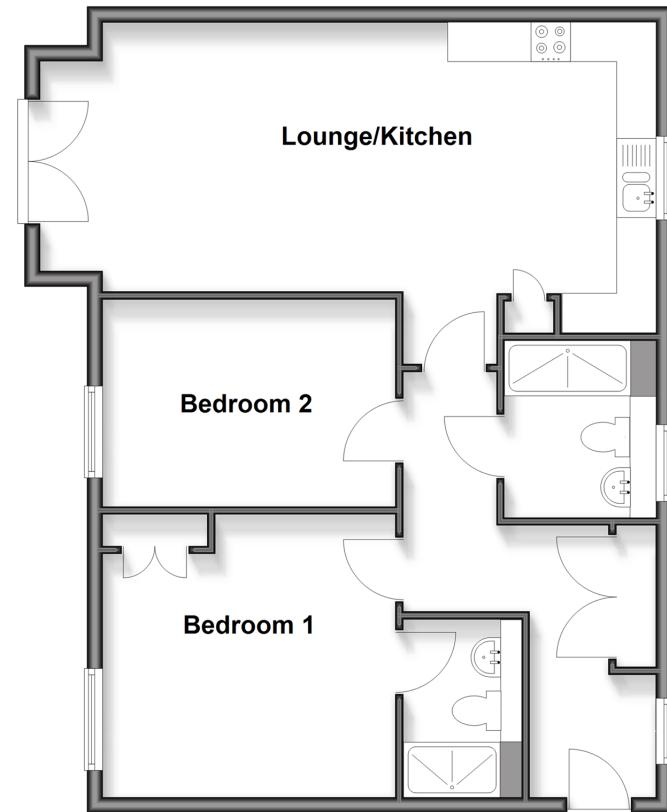
Communal Gardens

Allocated Parking



## Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://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.



CURRENT:  
B(84)

POTENTIAL:  
B(84)



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