

**OVER 60?**

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



**Offers In Excess Of**  
**£360,000**  
**Freehold**

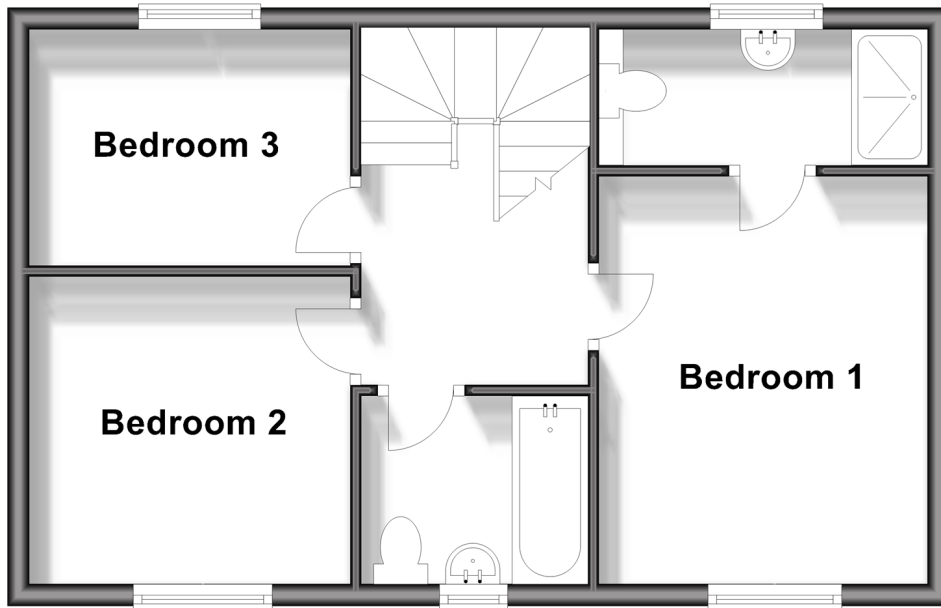
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Riggs Lane, Chichester, Chichester, West  
Sussex PO20

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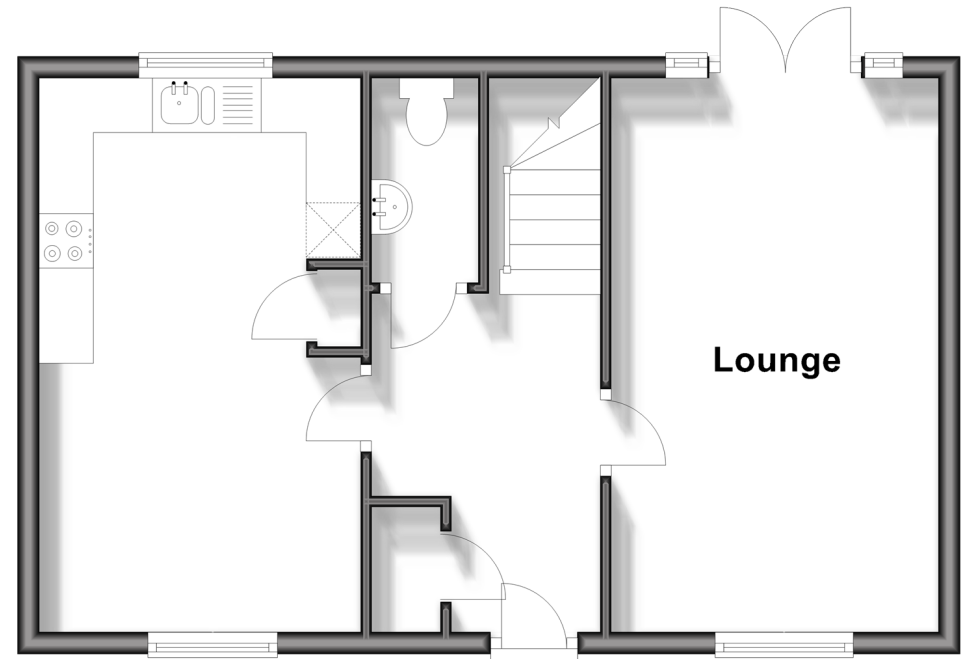
## First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



## Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen : 16'7 x 9'8 (5.06m x 2.95m)

Lounge: 16'7 x 9'10 (5.06m x 3.00m)

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 1: 12'3 x 10'2 (3.74m x 3.10m)

En Suite Shower Room : 10'11 x 3'11  
(3.33m x 1.19m)

Bedroom 2: 9'8 x 9'3 (2.95m x 2.82m)

Bedroom 3: 9'8 x 7'0 (2.95m x 2.14m)

Bathroom : 7'0 x 5'6 (2.14m x 1.68m)

### OUTSIDE

Parking for 2 Vehicles

Front Garden

Rear Garden





## Main features

- Immaculate and inviting interior with modern styling throughout
- Contemporary kitchen/dining area offers great entertaining space
- French doors from the lounge open onto a spacious, secluded sunny rear garden
- Large driveway offering plentiful parking.
- Brand new playground just round the corner



### Nearest Schools

Primary Schools: Eastergate CofE Primary 0.3 miles, Aldingbourne Primary 0.5 miles, Barnham Primary 1.1 miles

Secondary Schools: Ormiston Six Villages Academy 0.1



### Transport Information

Train Stations: Barnham 1.3 miles, Bognor Regis 3.9 miles, Ford 3.9 miles



### Address

Riggs Lane, Chichester, Chichester, West Sussex PO20



### Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://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 59% less, by purchasing a Lifetime Lease.



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