



**Price**  
**£395,000**

**Freehold**

2x  1x  2x 

**Grove Road, Chichester,  
West Sussex, PO19**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

**cubitt & west**  
Helping you move forwards



## Main features

- End of terrace home with great sized bedrooms and period features
- Large bathroom with separate shower & bath
- Scope to extend & develop into the loft (subject to consents)
- Sunny, sizeable garden
- Easy access to the city centre
- Good local transport links

## Accommodation

### GROUND FLOOR

#### Hallway

**Dining Room:** 12'8 x 9'9 (3.86m x 2.97m)

**Lounge:** 11'7 x 9'4 (3.53m x 2.85m)

**Kitchen:** 13'8 x 7'9 (4.17m x 2.36m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'8 x 9'10 (3.86m x 3.00m)

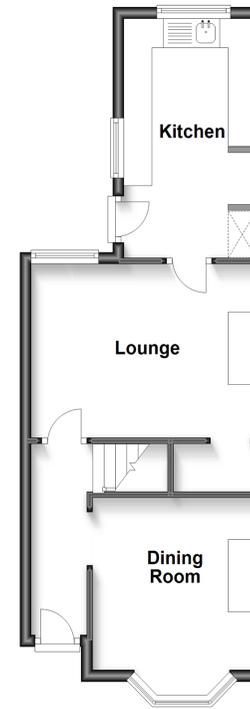
**Bedroom 2:** 9'9 x 8'11 (2.97m x 2.72m)

**Bathroom:** 13'8 x 7'9 (4.17m x 2.36m)

### OUTSIDE

#### Front & Rear Gardens

**Ground Floor**  
Approx. 37.6 sq. metres (404.8 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.6 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  
 ■ Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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