



**OVER 60?**

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



Video Tour available

**Guide Price**  
**£365,000**

**Freehold**

3x  1x  2x 

**Follis Gardens,  
Chichester, West  
Sussex, PO19**

**cubitt&west**  
Helping you move forwards





## Main features

- Family-sized, mid-terrace house in quiet residential road
- Offers 2 separate reception rooms & great sized bedrooms
- Low maintenance garden
- 2 allocated parking spaces & cul-de-sac position
- Easy access to Chichester city centre
- Perfect home for families or professional couples

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 12'11 x 10'3 (3.94m x 3.13m)

**Dining Room:** 13'2 x 8'4 (4.02m x 2.54m)

**Kitchen:** 9'11 x 7'9 (3.02m x 2.36m)

#### Cloakroom

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'10 x 10'4 (3.91m x 3.15m)

**Bedroom 2:** 12'0 x 9'9 (3.66m x 2.97m)

**Bedroom 3:** 9'5 x 7'8 (2.87m x 2.34m)

**Bathroom:** 6'7 x 6'7 (2.01m x 2.01m)

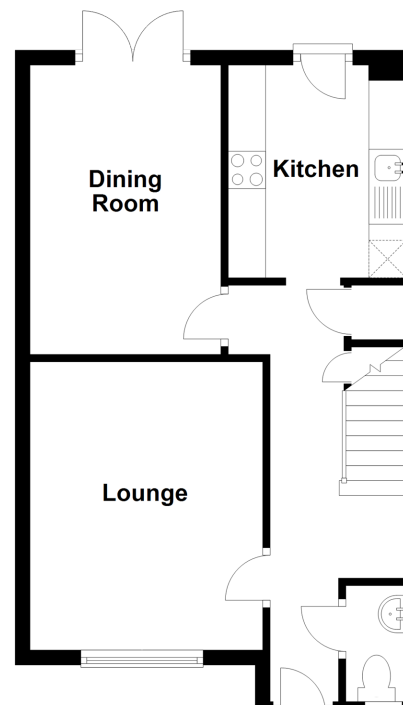
### OUTSIDE

#### Rear Garden

#### Allocated Parking

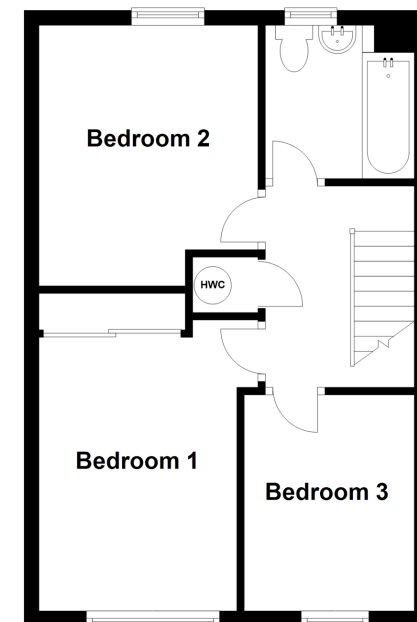
### Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.8 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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