



**Guide Price**  
**£520,000**

**Freehold**

3x  2x  2x 

**Pound Farm Road,  
Chichester, West  
Sussex, PO19**

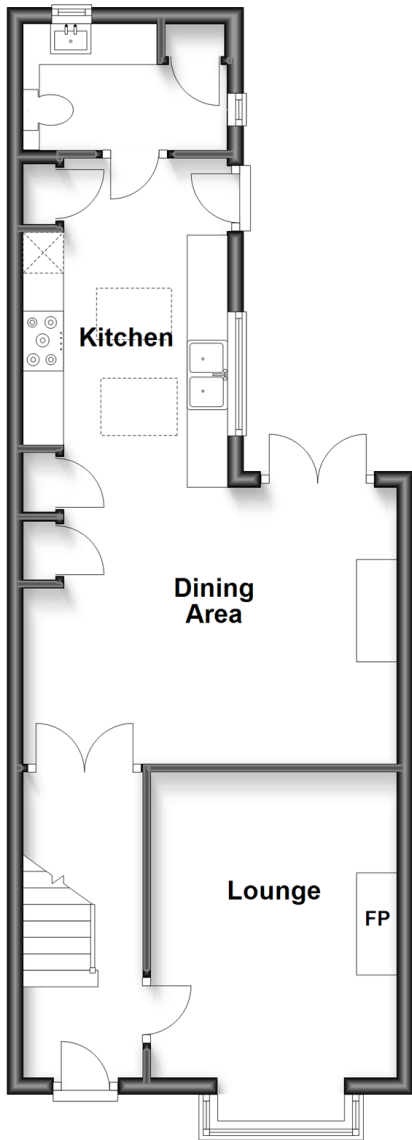
**OVER 60?**

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

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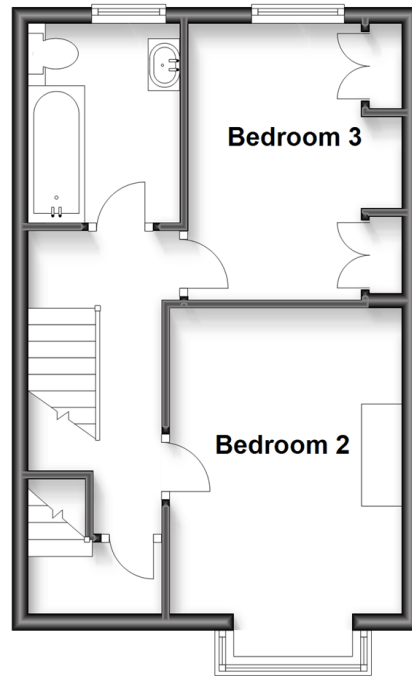
## Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



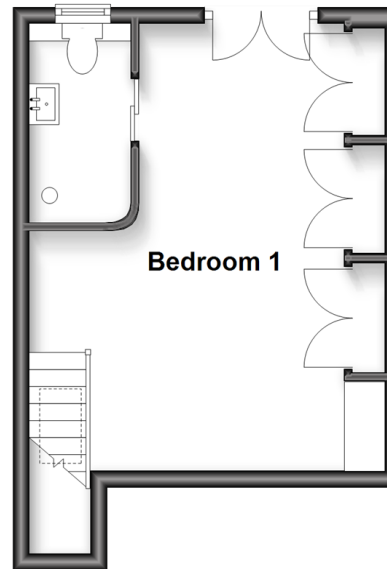
## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



## Second Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'4 x 9'11 into alcove (4.37m x 3.02m)

Dining Area: 14'5 x 11'1 (4.40m x 3.38m)

Kitchen: 15'6 x 8'11 (4.73m x 2.72m)

Utility Room: 8'2 x 5'2 (2.49m x 1.58m)

### FIRST FLOOR

Landing

Bedroom 2: 14'10 x 9'6 (4.52m x 2.90m)

Bedroom 3: 11'6 x 8'3 (3.51m x 2.52m)

Family Bathroom: 8'3 x 5'8 (2.52m x 1.73m)

### SECOND FLOOR

Landing

Bedroom 1: 17'5 x 12'8 maximum (5.31m x 3.86m)

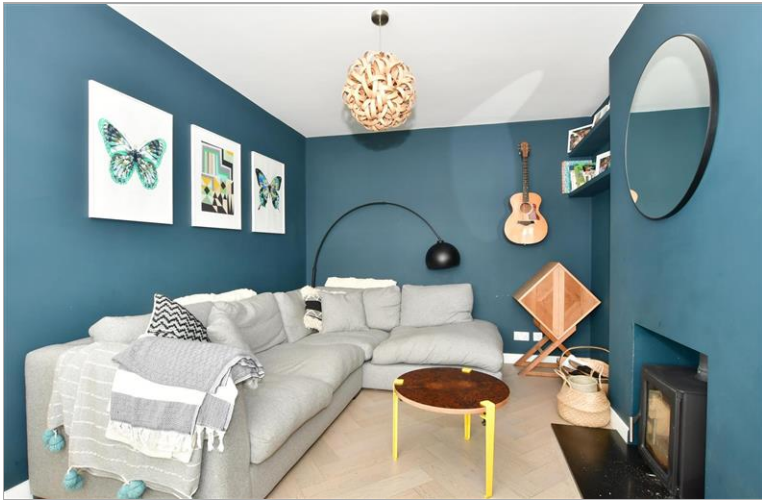
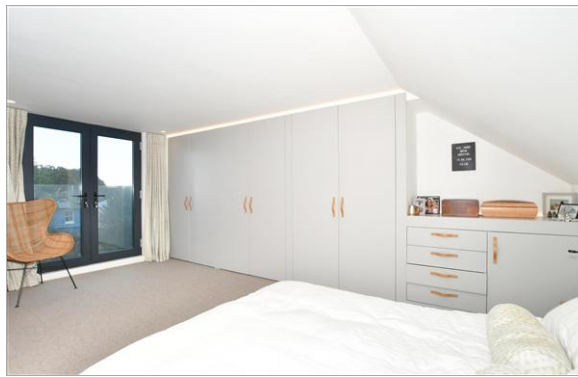
En-Suite Shower Room: 4'8 x 3'10 (1.42m x 1.17m)

### OUTSIDE

Front & Rear Gardens

Outbuilding: 11'3 x 9'9 (3.43m x 2.97m)





## Main features

- Semi-detached house renovated to a high specification throughout
- Custom-built kitchen and utility room
- Beautiful lounge with bay window & wood burner
- Spacious bedrooms
- Benefits from home office space in outbuilding with bifold doors & toilet
- Close to city centre
- Sizeable garden - perfect for hosting



### Nearest Schools

Portfield Community Primary 0.2 miles, St Richard's Catholic Primary 0.6 miles, Kingsham Primary 0.7 miles, Chichester High School for Boys 0.6 miles, Chichester High School for Girls 0.7 miles, Chichester College 1.0 miles



### Transport Information

Train Stations: Chichester 0.8 miles, Fishbourne 2.3 miles, Bosham 3.7 miles



### Address

Pound Farm Road, 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://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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