



**Guide Price**  
**£310,000**

**Freehold**

2x  1x  1x 

**Melbourne Road,  
Chichester, West  
Sussex, PO19**

**cubitt & west**  
Helping you move forwards



## Main features

- Semi-detached bungalow in age restricted development (over 55's)
- Fully renovated with light & airy lounge
- Charming, private garden along with communal grounds
- Communal off road parking & laundry service for residents
- Close to local shops & bus stop

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'4 x 12'1 (4.68m x 3.69m)

Kitchen: 9'0 x 8'3 (2.75m x 2.52m)

Bedroom 1: 12'2 x 11'7 (3.71m x 3.53m)

Bedroom 2: 8'9 x 7'11 (2.67m x 2.41m)

Shower Room: 7'11 x 5'2 (2.41m x 1.58m)

### OUTSIDE

Private Rear Garden

Communal Gardens

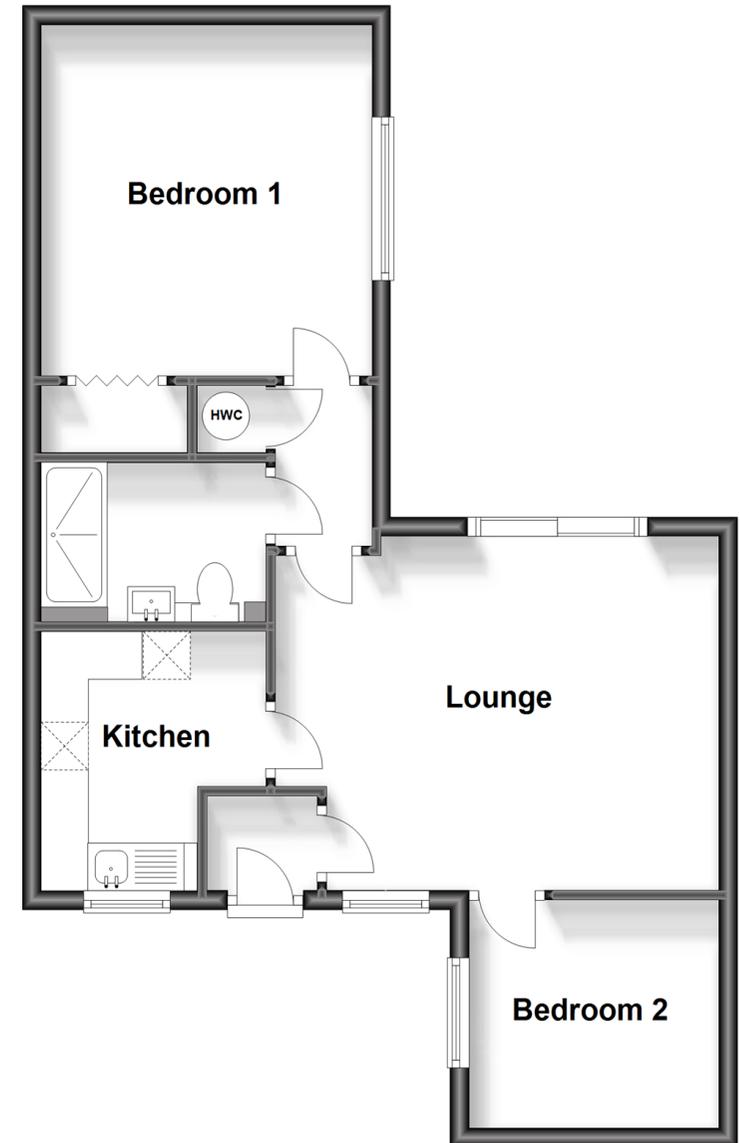
Communal Residents Parking

**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

## Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



40414451/20230928/KF/RC