



**Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**William Penn Way,  
Chichester, West  
Sussex, PO19**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately presented semi-detached house
- Modern kitchen with integrated appliances & utility room
- Sunny rear garden benefits from a shed with power
- Off road parking for 2 cars
- Ideal family home
- Close to the local shops & excellent schools
- Only a short walk into the city centre

## Accommodation

### GROUND FLOOR

Lounge: 17'5 into alcove x 13'3 (5.31m x 4.04m)  
 Kitchen/Diner: 14'3 x 12'10 (4.35m x 3.91m)  
 Utility Room  
 Cloakroom

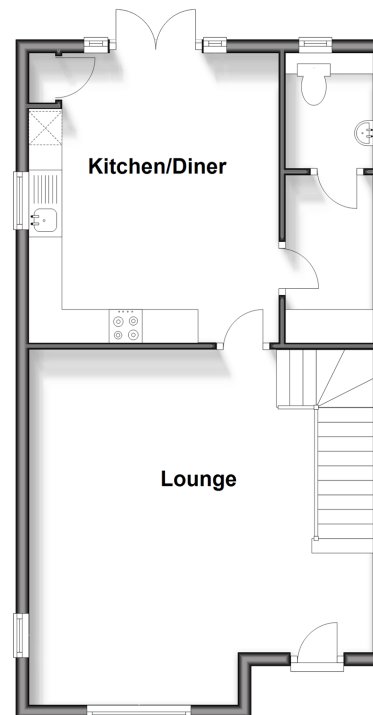
### FIRST FLOOR

Landing  
 Bedroom 1: 12'10 x 9'10 (3.91m x 3.00m)  
 En-Suite Shower Room  
 Bedroom 2: 13'4 x 9'10 (4.07m x 3.00m)  
 Bedroom 3: 9'8 x 9'7 (2.95m x 2.92m)  
 Bathroom

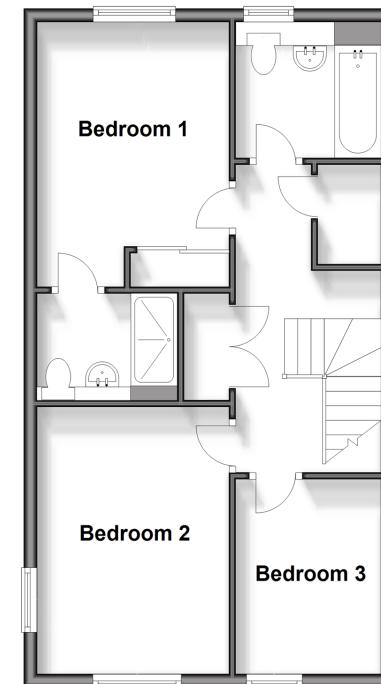
### OUTSIDE

Off Road Parking  
 Front & Rear Gardens  
 Shed

**Ground Floor**  
 Approx. 49.1 sq. metres (528.0 sq. feet)



**First Floor**  
 Approx. 50.7 sq. metres (545.2 sq. feet)



**Call Chichester - 01243 786581 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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



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