



**OVER 60?**

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

**Price**

**£300,000**

**Freehold**

2x  1x  1x 

**St. Pancras, Chichester,  
West Sussex, PO19**

**cubitt&west**  
Helping you move forwards



## Main features

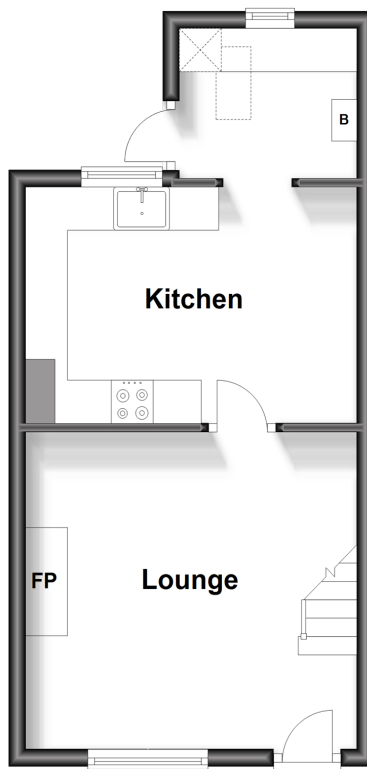
- Period terraced house with fantastic storage & utility room
- Cosy lounge benefits from a wood burner
- Fantastic loft room provides additional space
- Charming courtyard garden overlooking the River Lavant
- Easy access into the city centre
- Close to the local shops & supermarkets
- Chain free!

**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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

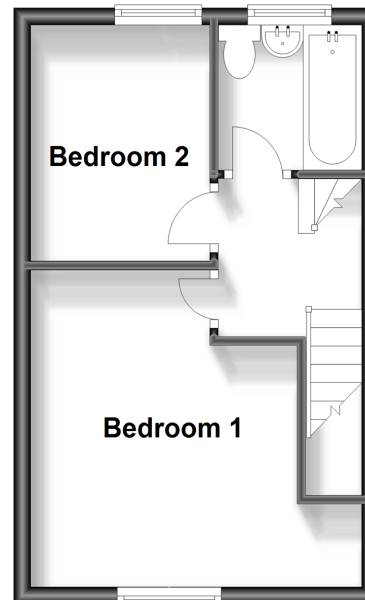
## Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



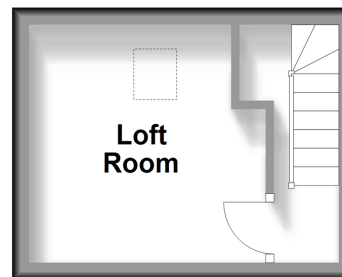
## First Floor

Approx. 25.6 sq. metres (276.1 sq. feet)



## Second Floor

Approx. 10.2 sq. metres (109.3 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 13'4 x 12'0 (4.07m x 3.66m)  
 Kitchen: 13'6 x 8'11 (4.12m x 2.72m)  
 Utility Room: 7'1 x 5'10 (2.16m x 1.78m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'0 x 11'1 into alcove (3.66m x 3.38m)  
 Bedroom 2: 12'2 x 6'11 (3.71m x 2.11m)  
 Bathroom

### SECOND FLOOR

Landing  
 Loft Room: 10'7 x 9'3 (3.23m x 2.82m)

**OUTSIDE**  
 Patio Area

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