



**Price**  
**£285,000**

**Freehold**

2x  1x  2x 

**Woodgate Park,  
Woodgate, Chichester,  
West Sussex, PO20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious end of terrace house offered with vacant possession
- Located in a peaceful cul-de-sac
- Private, enclosed rear garden
- Close to local schools, bus route & shops
- Part brick, part PVC conservatory
- Ideal first home or investment opportunity

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'6 maximum x 12'0 maximum (4.42m x 3.66m)

Dining Area: 9'2 x 8'8 (2.80m x 2.64m)

Kitchen: 9'1 x 6'0 (2.77m x 1.83m)

Conservatory: 8'3 x 7'6 (2.52m x 2.29m)

### FIRST FLOOR

Landing

Bedroom 1: 15'2 into alcove x 10'9 (4.63m x 3.28m)

Bedroom 2: 10'7 x 8'8 (3.23m x 2.64m)

Bathroom: 7'5 x 6'1 (2.26m x 1.86m)

### OUTSIDE

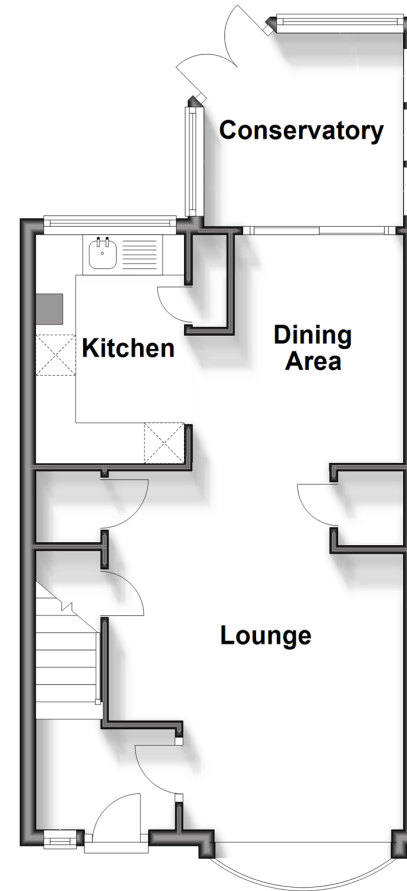
Garage & Off Road Parking

Front & Rear Gardens

Shed

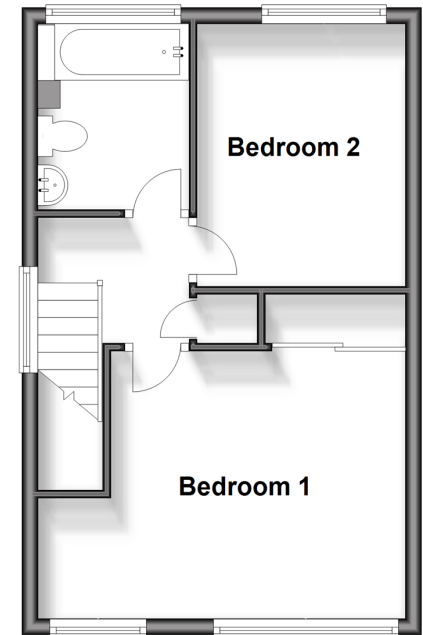
### Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



### First Floor

Approx. 33.8 sq. metres (364.3 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
- 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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