



**Price**  
**£400,000**

**Freehold**

3x  1x  2x 

**Hook Lane,  
Aldingbourne,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious semi-detached house with enclosed rear garden
- Recently renovated kitchen with integrated appliances
- Benefits from an electric car charging point
- Ample off road parking
- Garage currently used as a home gym

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom: 5'9 x 2'11 (1.75m x 0.89m)

Lounge: 17'9 into bay x 10'7 (5.41m x 3.23m)

Dining Area: 9'11 x 8'11 (3.02m x 2.72m)

Kitchen: 9'10 x 9'4 (3.00m x 2.85m)

### FIRST FLOOR

Bedroom 1: 11'11 x 10'6 (3.63m x 3.20m)

Bedroom 2: 11'4 x 8'11 (3.46m x 2.72m)

Bedroom 3: 8'10 x 8'4 (2.69m x 2.54m)

Bathroom: 6'1 x 5'1 (1.86m x 1.55m)

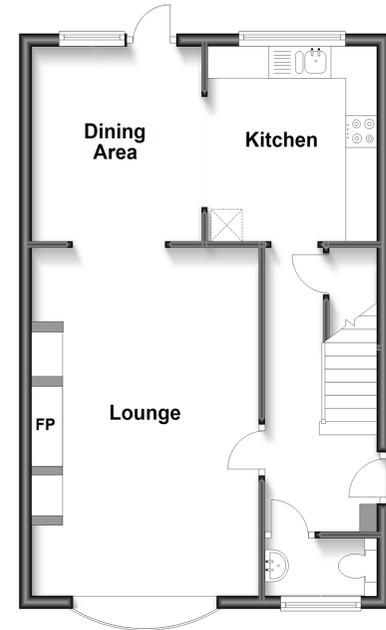
### OUTSIDE

Front & Rear Gardens

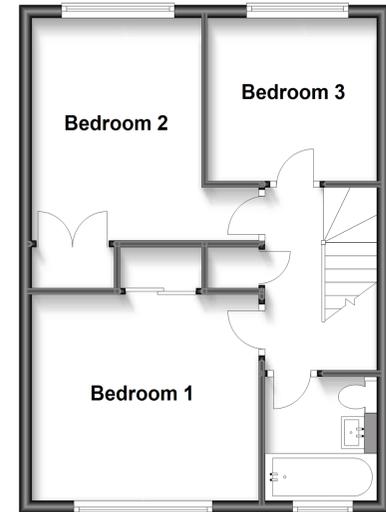
Garage En-Bloc

Off Road Parking

**Ground Floor**  
Approx. 48.1 sq. metres (517.6 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (451.7 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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