



**Price**  
**£495,000**

**Freehold**

4x  3x  1x 

**Goshawk Drive,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning end of terrace house in popular Shopwhyke Lakes development
- Less than 1 year old
- Modern appliances with warranties
- Spacious downstairs living areas - ideal for hosting
- Close to the South Downs National Park

## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 20'5 into bay x 10'9 (6.23m x 3.28m)  
Kitchen/Dining Room: 19'6 x 17'10 (5.95m x 5.44m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 10'9 x 10'3 (3.28m x 3.13m)  
Dressing Room: 7'6 x 5'2 (2.29m x 1.58m)  
En-Suite Shower Room: 7'5 x 5'3 (2.26m x 1.60m)  
Laundry Room: 5'0 x 4'2 (1.53m x 1.27m)  
Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)  
Family Bathroom: 7'1 x 7'0 (2.16m x 2.14m)

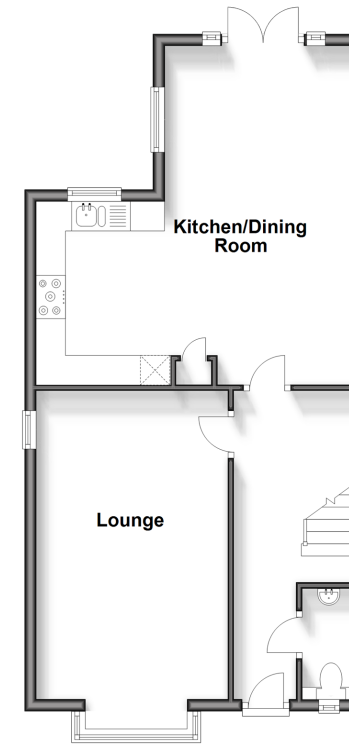
### SECOND FLOOR

Landing  
Bedroom 3: 11'1 x 10'10 (3.38m x 3.30m)  
Bedroom 4: 11'0 x 9'3 (3.36m x 2.82m)  
Study: 6'5 x 6'5 into alcove (1.96m x 1.96m)  
Family Shower Room: 8'1 x 5'4 (2.47m x 1.63m)

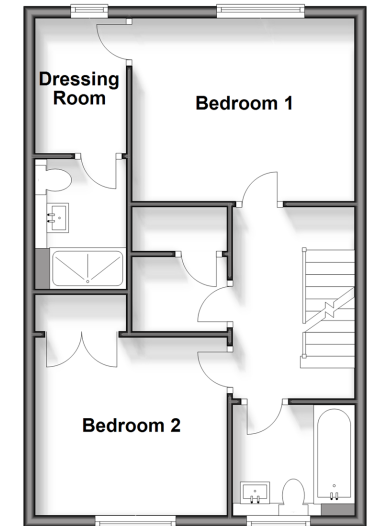
### OUTSIDE

Garage & Off Road Parking  
Front & Rear Gardens

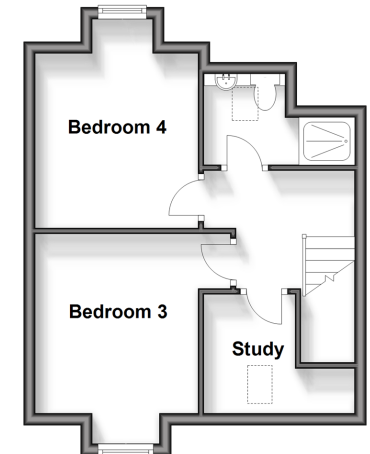
**Ground Floor**  
Approx. 54.9 sq. metres (590.4 sq. feet)



**First Floor**  
Approx. 45.8 sq. metres (493.5 sq. feet)



**Second Floor**  
Approx. 32.5 sq. metres (350.3 sq. feet)



**Call Chichester - 01243 786581 ■ 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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