



**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

- Great sized semi-detached house in desirable location
- Ideal family home with sunny rear garden
- Bright & spacious accommodation throughout
- Close to the local schools & shops
- Easy access onto the A27 & A29
- Quiet, residential area

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Kitchen: 9'10 x 8'11 (3.00m x 2.72m)

Dining Area: 9'10 x 7'7 (3.00m x 2.31m)

Lounge: 18'0 x 12'0 (5.49m x 3.66m)

Sun Room: 9'4 x 8'5 (2.85m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 10'8 (3.63m x 3.25m)

Bedroom 2: 11'4 into door well x 11'3 (3.46m x 3.43m)

Bedroom 3: 8'10 x 7'10 (2.69m x 2.39m)

Bathroom: 6'3 x 5'11 (1.91m x 1.80m)

### OUTSIDE

Garage En-Bloc

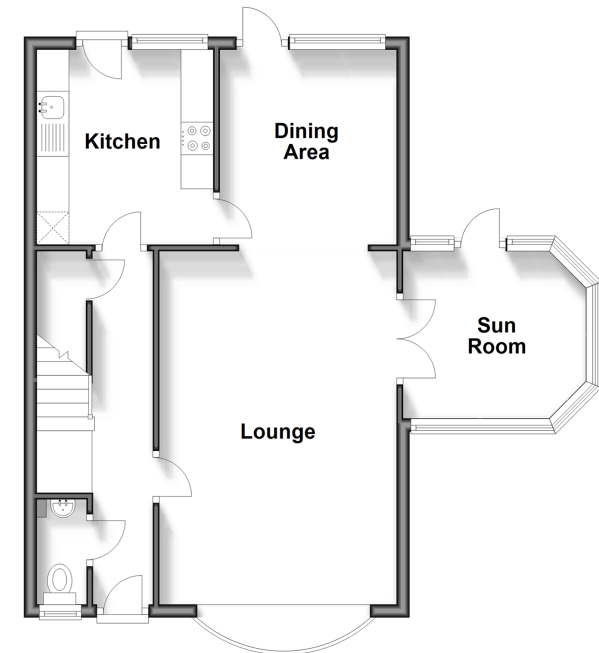
Off Road Parking

Front & Rear Gardens

Shed

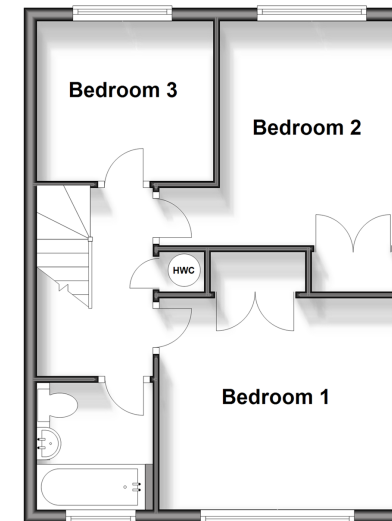
### Ground Floor

Approx. 594.1 sq. feet



### First Floor

Approx. 451.2 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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