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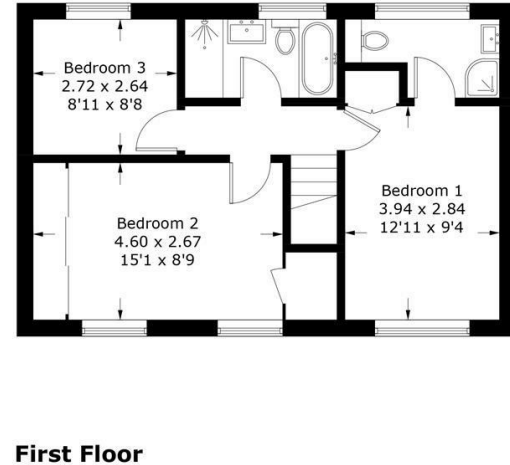
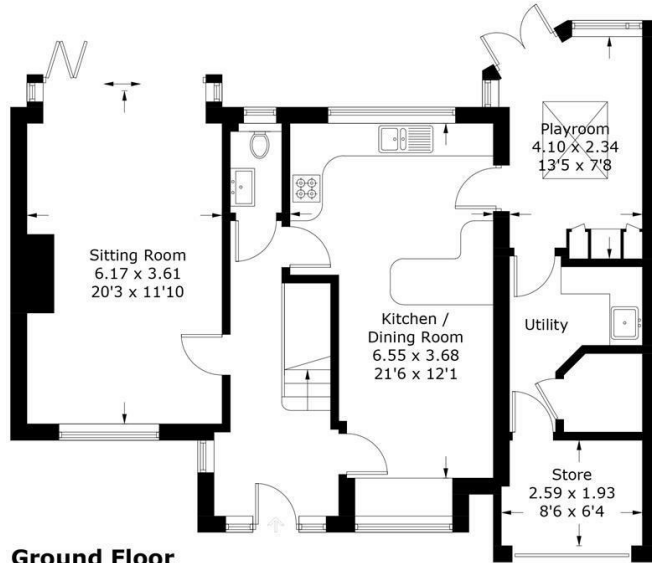
Sims Williams

22, LINCOLN GREEN, CHICHESTER, WEST SUSSEX, PO19 5DN



# Lincoln Green, PO19

Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft  
(Including Store)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID972975)

# £595,000 Freehold

22, LINCOLN GREEN,  
CHICHESTER,  
WEST SUSSEX, PO19 5DN

- Detached Family Home
- Refurbished Throughout
- West Facing Garden
- Off Road Parking
- Sought After Location
- Kitchen/Diner
- Seperate Utility
- Three Bedrooms
- Playroom

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = E

A beautifully presented detached family home on the highly sought after East Broyle Estate. Benefitting from a lovely West facing garden and off road parking.

The property has been refurbished throughout and is finished to an excellent standard. The ground floor accomodation briefly comprises, spacious sitting room with log burner and bifold doors leading to the garden, kitchen/diner with a range of fitted units and integrated appliances, utility room, playroom/studio and further storage space.

Upstairs there are three bedrooms, a family bathroom and an en-suite shower room to the main bedroom.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries

before making any transactional decisions.

## Directions

From the Northgate roundabout proceed north into St Pauls Road. Take the second right into Norwich Road at the top of the hill. Take the second left into Worcester Road and then the second left into Lincoln Green.



