



54 Green Lane | Chichester | PO19 7NT

Guide Price TBC      Leasehold



**hancock**  
Lettings & Estate Agents



Green Lane | Chichester | PO19 7NT

Guide Price TBC

- No onward chain
- Gas fired central heating
- Two double bedrooms
- Built in storage throughout
- Communal grounds
- City centre

This large and light apartment is need of updating but offers great city centre accommodation and is being offered to the market with no onward chain.

#### Accommodation

Once inside the apartment the light accommodation is arranged over one floor and briefly comprises of a entrance hall which gives access to a kitchen and beyond into the second double bedroom, a family bathroom and a separate wc. A good sized, dual aspect, sitting room and a master bedroom complete the accommodation. There is built in storage throughout the apartment.

#### Outside

The block is surrounded on three sides by leafy and green communal grounds and there is communal bin storage. There is also parking within the development.



what3words

///windy.crown.return



## Location

Green Lane is located within the heart of Chichester's city centre near St Richards Hospital. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

## Additional Information :

Tenure : Leasehold

Council Band : C

Broadband : Up To 1000mbps

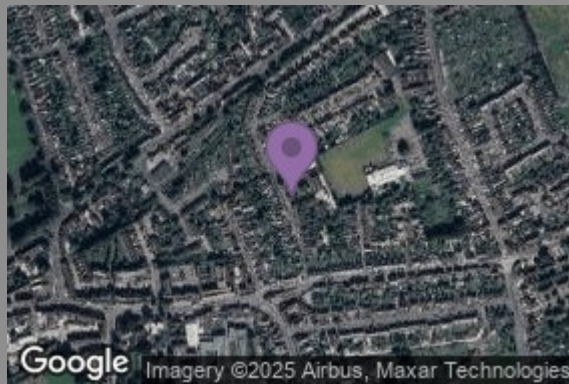
Mobile : EE, O2, Three, Vodafone

Service Charge : TBC


Ground Rent : N/A

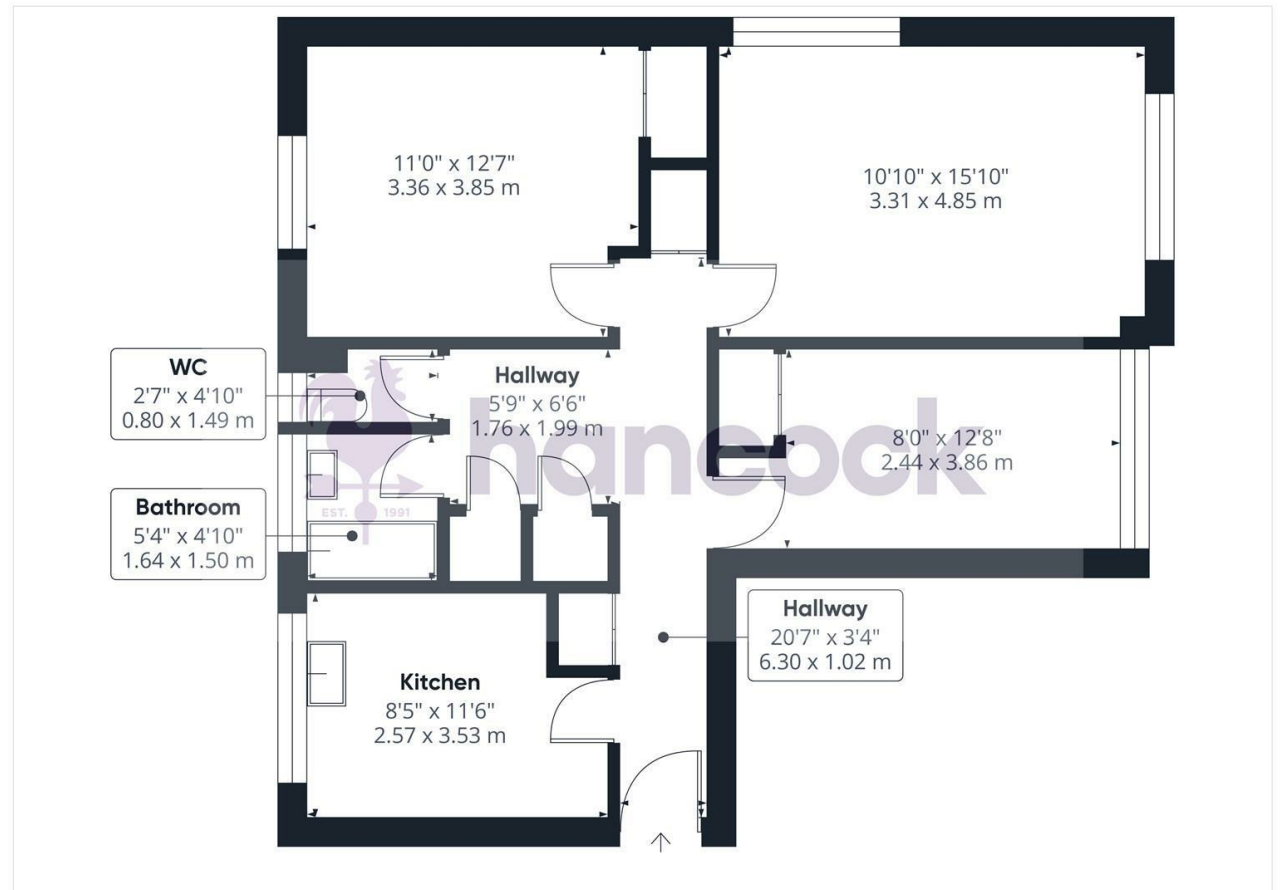
Years On Lease : 125 years remaining from point of sale





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk