



Green Lane | Chichester | PO19 7NU

Guide Price £175,000 Leasehold



hancock

Lettings & Estate Agents

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- No onward chain
- 1-Double bedroom
- Allocated parking
- Council Band A
- Gas fired central heating
- Private patio
- Level walk to city centre
- Share Of Freehold

This well-proportioned, purpose built ground floor apartment offers comfortable city living and benefits from allocated parking and a communal garden. No onward chain.

Accommodation

The well-presented accommodation is arranged over one floor and comprises of an entrance hall leading to a bathroom, double bedroom and the focal point of the apartment, a light and spacious sitting/dining room. The latter has French doors out onto the patio. A modern fitted kitchen completes the accommodation and overlooks the well-kept communal garden.

Outside

To the rear and accessed by French doors from the apartment there is a private patio which overlooks the communal garden beyond. The communal garden is



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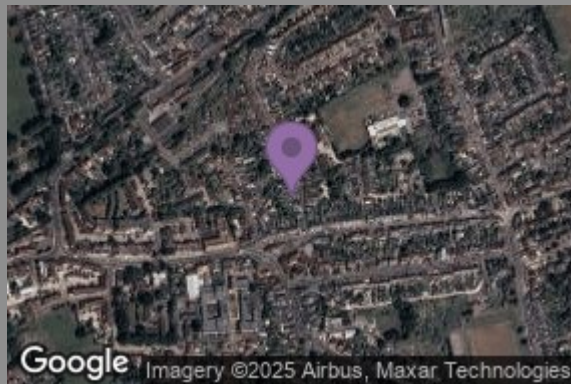
mainly laid to lawn with mature shrubs dotted throughout and there is allocated, off road parking plus visitor parking.

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.

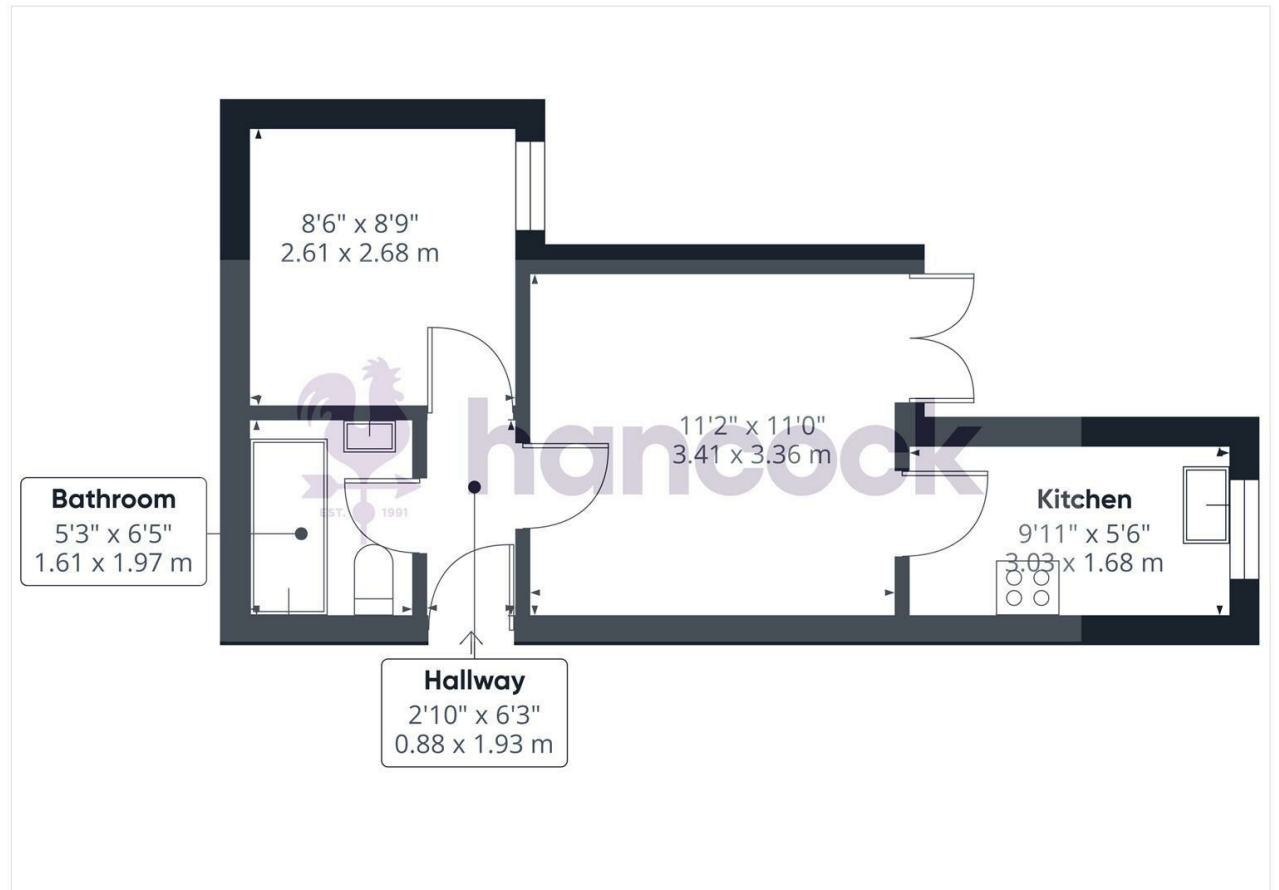
Additional Information :

Tenure : Share Of Freehold
Service Charge : £1300per annum
Ground Rent : £50per annum
Lease Remaining : 70 years remaining
Council Band : A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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