



11 Whyke Lane | Chichester | PO19 7UR

Guide Price £795,000 Freehold



hancock

Lettings & Estate Agents

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- No onward chain
- Large rear garden
- City centre location
- Virtual Tour
- Gas fired boiler
- 4/5 bedrooms
- Good schools nearby
- Council Band D

A rare opportunity to purchase a spacious and light detached property within the heart of Chichester that benefits from both driveway parking and a large rear garden. No onward chain.

Accommodation

The light and airy accommodation is arranged over two floors. On the ground floor there is a large entrance hall which leads to a useful study/playroom/bedroom and a cosy sitting room. Beyond lies a dining room which flows nicely into a country style fitted kitchen which has access into the rear garden. A further guest bedroom, family bathroom and an en-suite master bedroom complete the ground floor. The latter has ample built in storage and French doors opening onto the rear garden. On the first floor there is a second, large sitting room, complete with Velux windows and a double bedroom which has a pleasant outlook over the garden.



what3words
///fits.city.still



Outside

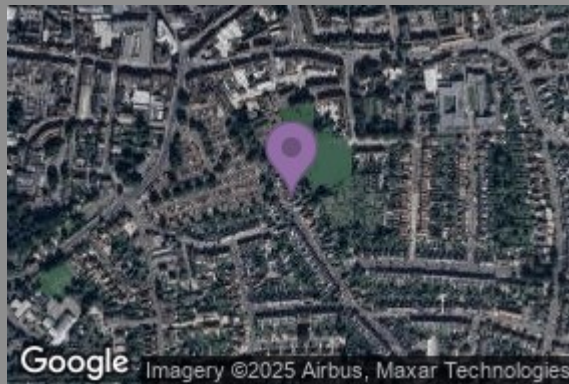
To the rear there is a mature and good sized garden which is mainly laid to lawn with seating areas and mature shrubs dotted throughout. There is a nature pond, large wood panelled shed and side access on both sides of the property. Two well positioned summer houses further add to the garden. To the front of the property there is driveway parking for several vehicles.

Location

Whyke Lane is located within the heart of Chichester's city centre and has local amenities that include a convenience store and church. 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 lies 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.

Information

Council Tax Band - D
Tenure - Freehold
No onward chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(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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