



2 Lincoln Green, Chichester, PO19 5DN

Guide Price £500,000

 **Henry Adams**
estate agents



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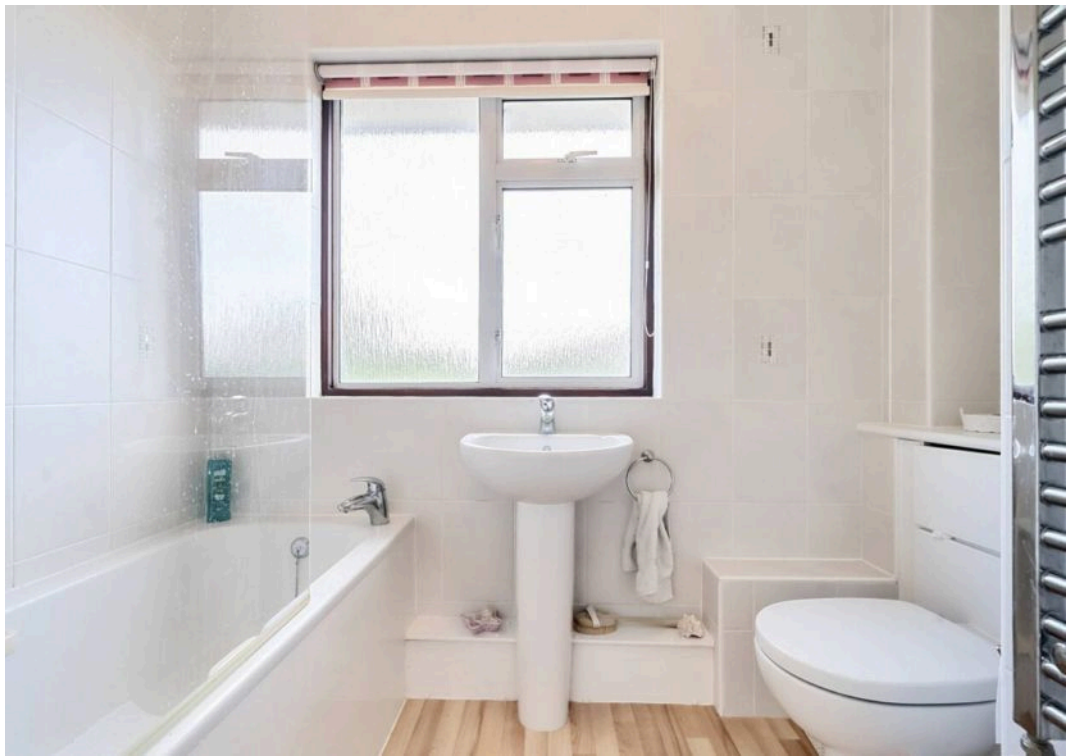
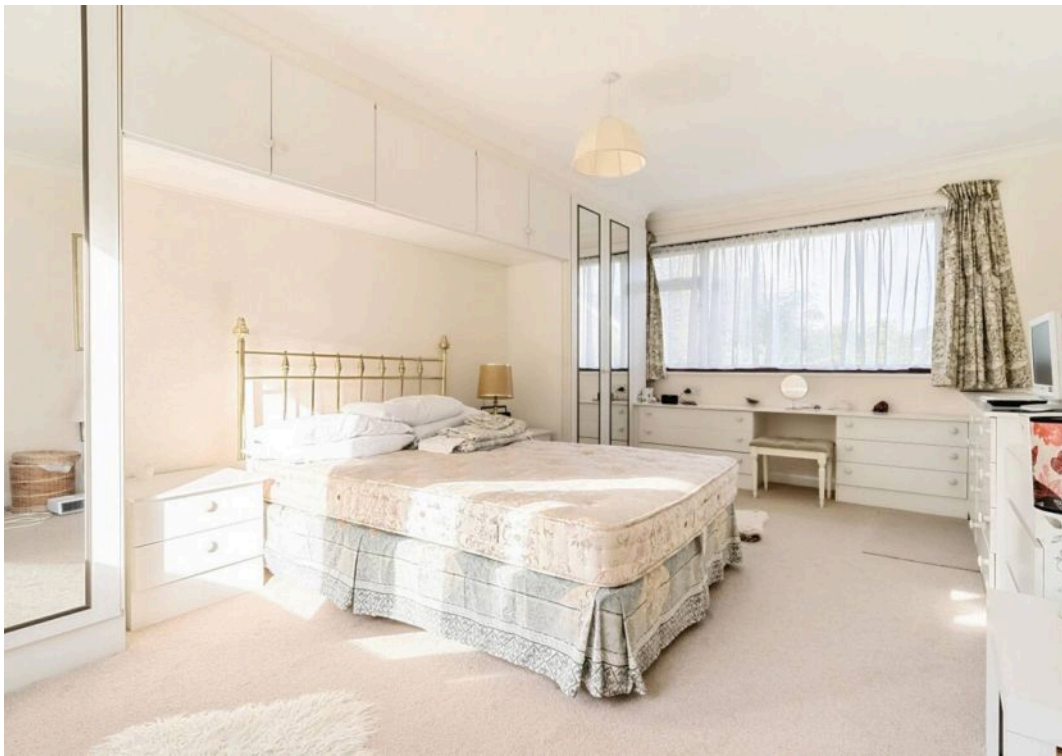
A well presented detached house about one mile north of the city centre.

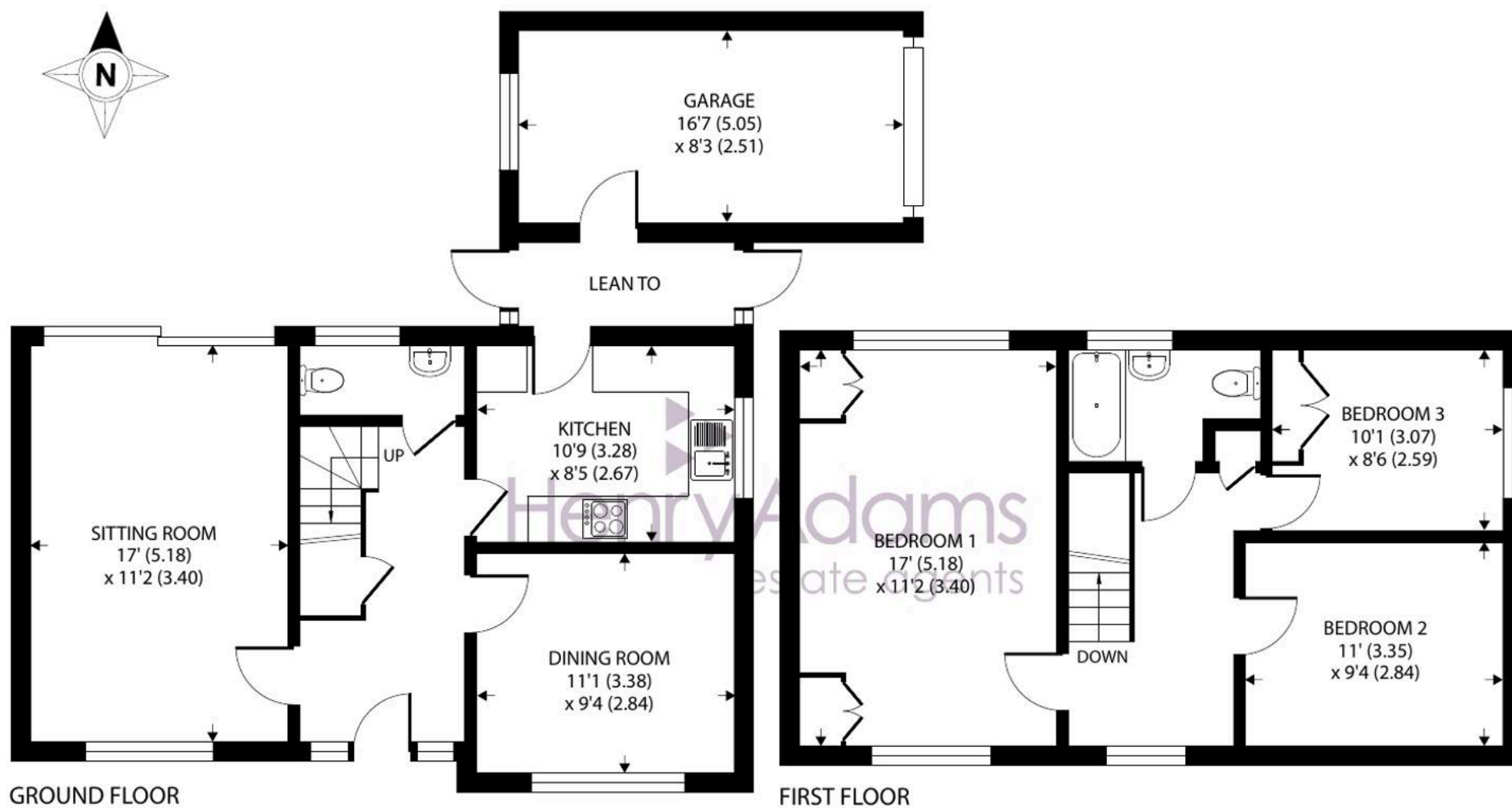
- Scope for improvement
- Ideal detached family home
- Popular location
- Dual aspect sitting room
- Separate dining room
- Corner plot garden
- Private drive and garage

Nestled within the ever-popular East Broyle development, this well-presented 3-bedroom detached family house offers an exceptional opportunity for those seeking a residence with potential in a sought-after location. Conveniently located just about a mile from the city centre, this property sits on a corner plot, boasting a secluded rear garden for added privacy.

Upon entering, the property welcomes you with an inviting entrance hall featuring parquet flooring and a convenient cloakroom. The ground floor further offers a sunny dual aspect sitting room, creating a bright and airy space, as well as a separate dining room, ideal for entertaining guests or enjoying family meals. The kitchen is equipped with integrated appliances, including a fan oven, combination oven/microwave, ceramic hob, and cooker hood. An enclosed side lobby provides indoor access to the garage, ensuring convenience for residents. The first floor of the property accommodates three well-proportioned bedrooms, offering comfortable living spaces for the whole family. Completing the upper level is a family bathroom.







Approximate Area = 1062 sq ft / 98.6 sq m (excludes lean to)

Garage = 139 sq ft / 12.9 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale

Outside - Externally, the property boasts a generous corner plot garden that wraps around the residence. The garden area is predominantly laid to lawn with borders. A private drive leads to a single garage. The secluded rear garden has a patio and lawn area, perfect for outdoor dining or enjoying the fresh air. A mature hedge acts as a rustic backdrop, enhancing the charm and privacy of the outdoor space.

Location - Situated on the highly sought after East Broyle estate, the property is within easy access to the city centre shopping precinct, renowned Festival Theatre and local primary schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed north west out of Chichester along the B2178 (St Pauls Road). After approximately half a mile turn right into Norwich Road (East Broyle Estate). Take the second left into Worcester Road and then the second left into Lincoln Green where number 2 is on the right. what3words - passes.rocky.export

Chichester District Council - 24/25 Tax Band E £2,719.56

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

