



3 Lye Lane | Chichester | PO18 9BD

Guide Price £549,950



**hancock**

Lettings & Estate Agents

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- Semi Detached Home in Quiet Hamlet
- Sizeable Rear Garden
- Rural Location
- Large Kitchen Breakfast Room
- Plenty of Off Road Parking
- Council tax – C

Set within the peaceful, rural location of West Stoke, a stones throw from Kingley Vale nature Reserve, is this three bedroom home.

Set back from the lane, offering a wealth of driveway parking, the front door opens onto an area useful for boots and coats, after a walk in the surrounding nature. From here there is a large kitchen complete with a wood fired AGA and offering plenty of room for utilities, units and space for a breakfast table. There is a door leading to a utility and store room beyond. The living room is light and bright, with two sets of sliding doors onto the rear garden. To the first floor, both double bedrooms enjoy views across the farmland beyond. A further bedroom and bathroom complete this floor.



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## Outside

To the front there is plenty of parking and a raised lawn. To the rear, there is a large garden with many aspects; there is a garden shed, a patio area with a pergola, a vegetable patch, summerhouse and glasshouse.

## Location

The property lies within the hamlet of West Stoke, nestled within The South Downs National Park, some three miles north of the Cathedral City of Chichester. West Stoke has a church, village hall and popular cafe and there are miles of footpaths and bridleway's on the doorstep. The famous Goodwood Estate lies close by and further city amenities can be found in Chichester along with a mainline rail station. The latter offering services to London Victoria.

## Information

Tenure - Freehold

Council Tax Band – C

Broadband Speed - Up to 36 Mbps

Mobile Coverage - EE, Three, O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</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	

**Approximate total area<sup>(1)</sup>**  
1182 ft<sup>2</sup>  
109.8 m<sup>2</sup>

**Reduced headroom**  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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