



14 Green Lane, Chichester, PO19 7NS

Offers in Excess of £300,000

14 Green Lane, Chichester

A linked detached linked detached house conveniently located close to the city centre.

- Entrance hall/porch
- Open plan sitting room/dining room
- Galley kitchen
- Ground floor bathroom
- Cellar
- Two double bedrooms
- Long west aspect rear garden
- No onward chain

An ideal renovation project, conveniently located just a half a mile level walk from Chichester city centre.

This older-style two-double-bedroom attached house is unusually linked only by the entrance hall/side porch.

The property has remained in the same ownership for over 70 years and is offered with no onward chain.

The accommodation comprises an open-plan, dual-aspect sitting and dining room, featuring French doors opening onto the rear garden. The galley kitchen leads to a rear lobby, with a ground-floor bathroom and separate WC.





To the first floor are two well-proportioned double bedrooms. There is also the benefit of a cellar accessed from the sitting room.

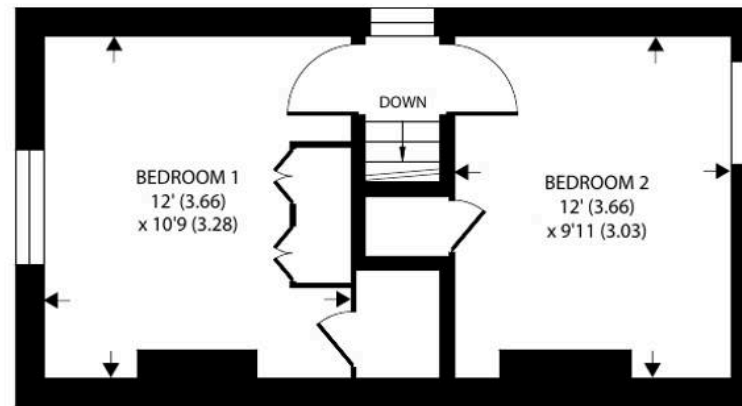
Outside, the property enjoys a paved forecourt front garden, enclosed by low walls and wrought-iron gates. To the rear is a long westerly-facing garden, currently a blank canvas and offering excellent potential for landscaping or extension (subject to planning).

A rare opportunity to acquire a character property in a highly convenient location with significant scope for improvement.

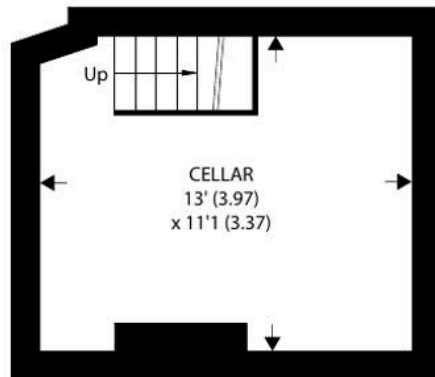
Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-E







FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



Location - The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent 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 east out of Chichester along the The Hornet. Turn left at the Four Chesnuts public house into Oving Road and take the second left into Green Lane. Number 14 is a short distance along on the left. What3words - gums.reach.owners

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)

