



24 Brandy Hole Lane, Chichester - PO19 5RY

Guide Price £1,000,000 Freehold ****CHAIN FREE****



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24 Brandy Hole Lane

Chichester

A detached family house occupying a generous 1/2 acre plot and offering considerable potential for modernisation, extension or redevelopment, set in a popular residential location to the north of Chichester, with ample frontage, driveway and a very large rear garden.

- ****CHAIN FREE****
- Well-proportioned family home
- Scope to modernise or redevelop (subject to planning)
- Generous sitting room with garden aspect
- Separate dining room, conservatory, kitchen and utility
- Potential for open plan living
- Three well-sized bedrooms
- Family bathroom and separate shower room
- Set back with good frontage, driveway and detached garage
- Large, private rear garden







ACCOMMODATION:

The property is understood to date from the mid-20th century and provides well-proportioned accommodation arranged over two floors, offering an excellent opportunity for purchasers seeking a project or a home to adapt to their own requirements, subject to the necessary planning consents.

The ground floor includes a spacious sitting room overlooking the rear garden, a separate dining room, kitchen, utility room and a conservatory enjoying views across the garden. The layout offers scope to extend and reconfigure to create a more open-plan living arrangement if desired.

On the first floor there are three bedrooms, a family bathroom and a shower room, with pleasant outlooks over the surrounding gardens. The internal accommodation would benefit from general updating; however, the house enjoys good natural light and well-balanced proportions throughout.

Externally, the property sits well back from the road with a large frontage providing driveway parking and access to the detached garage. The rear garden is a particular feature, being of substantial size and offering a high degree of privacy, with mature planting and lawned areas.

LOCATION:

Brandy Hole Lane is one of Chichester's most highly sought after residential roads, being approximately 1½ miles north of the city centre with easy access to the beautiful South Downs National Park. There is a local sub-post office and store on The Broadway, a medical centre on Lavant Road, and a regular bus service runs from the main road into the city centre. Brandy Hole Copse, an enchanting 15-acre woodland nature reserve, and Centurion Way, a 9 km cycleway (connecting Chichester to West Dean), are all within short walking distance of the property.

The cathedral city of Chichester offers excellent high-street shopping and many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a railway station with regular services to London (Victoria) and along the coast to Portsmouth and Brighton.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the renowned Qatar Festival.

Services: TBC | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band F | Energy Rating: Band F

what3words: ///meals.banana.dollar





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Land App

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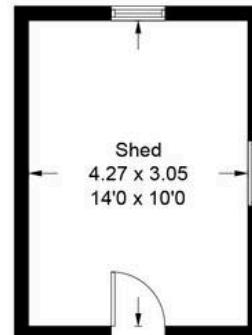
24, Brandy Hole Lane, PO19 5RY

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft

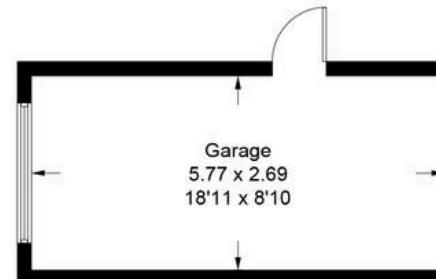
Garage / Shed = 28.5 sq m / 307 sq ft

Total = 148.0 sq m / 1593 sq ft

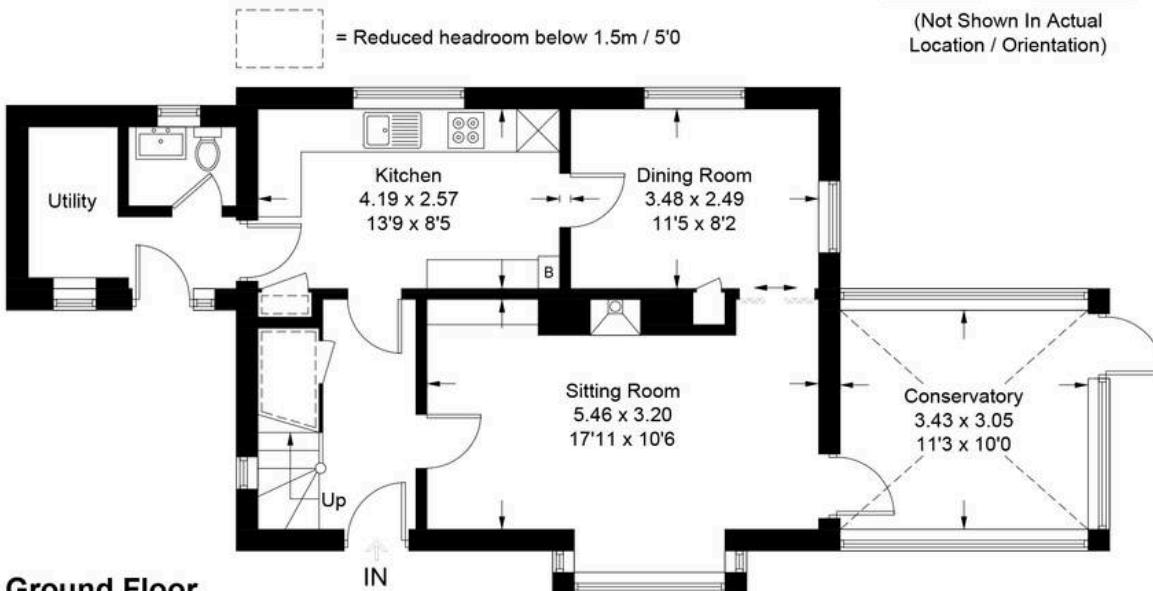
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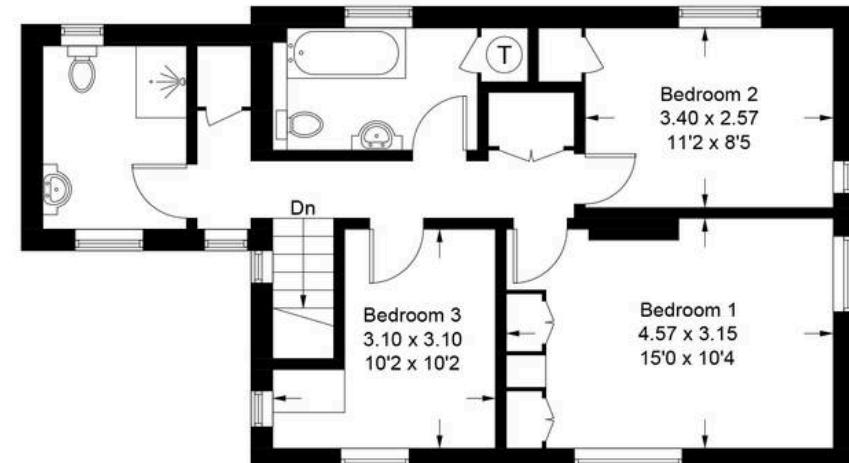
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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