

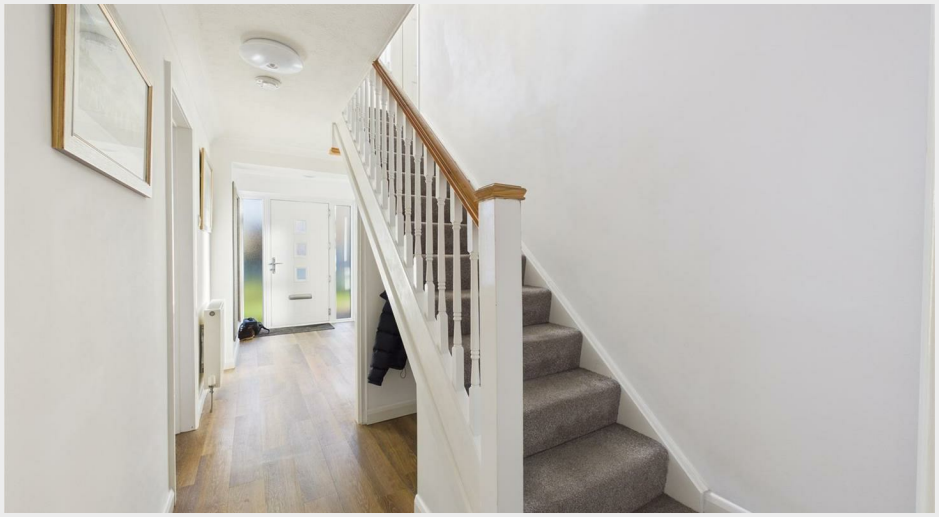
8 Lincoln Green, Chichester, PO19 5DN

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Lettings & Estate Agents

8 LINCOLN GREEN GUIDE PRICE £765,000

- Detached
- Four Bedrooms
- Open Plan Reception Room
- Garage
- Driveway
- Snug
- Cloakroom
- En Suite
- Family Bathroom
- Utility





Beautifully presented and modernised throughout, this extended four-bedroom detached home offers generous living space and a flexible layout for family life.

A spacious entrance hall leads to a cloakroom and a generous open-plan reception room. The living room extension features a log burner installed in late 2025 and large bi-fold doors opening onto the rear patio, creating an inviting space for relaxing and entertaining. A modern fitted kitchen is complemented by a separate utility room and dining room. The ground-floor study/bedroom five offers flexibility for home working or guests.

Upstairs, the well-proportioned principal bedroom benefits from built-in corner wardrobes and its own en-suite. There are three further bedrooms, one of which leads into a dressing room/snug with a Velux roof window and storage on either side. A contemporary family bathroom with a centrally positioned bath completes the first floor.

Outside, a sweeping driveway provides ample off-road parking and access to the garage. The private rear garden is beautifully maintained, with a paved patio leading onto the lawn and offering space for outdoor dining and relaxation.

Lincoln Green is situated within the popular Broyle Estate, an established residential area to the north of Chichester city centre. Well-regarded primary and secondary schools, local shops and everyday amenities are within easy reach. The city centre offers independent shops, cafés and restaurants, along with Chichester Cathedral, the Festival Theatre and Priory Park. Good transport links and easy access to the surrounding countryside add to the area's appeal.

Additional Information :
Tenure : Freehold
Council Band : E
Broadband : Up To 5500mbps
Mobile Coverage : Good: EE, O2, Vodafone; Okay: Three

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



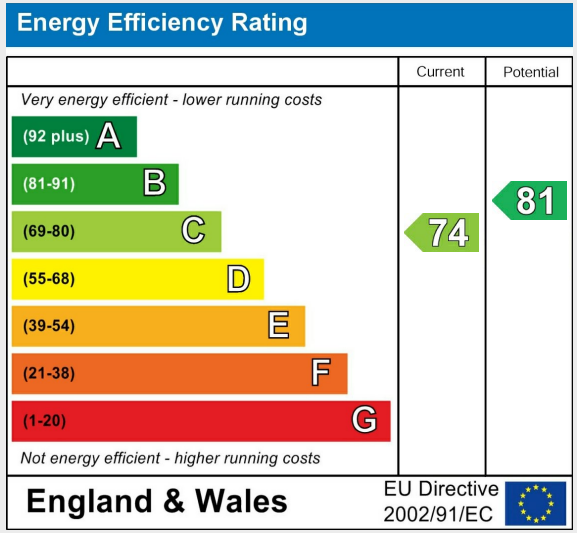




ADDITIONAL INFORMATION

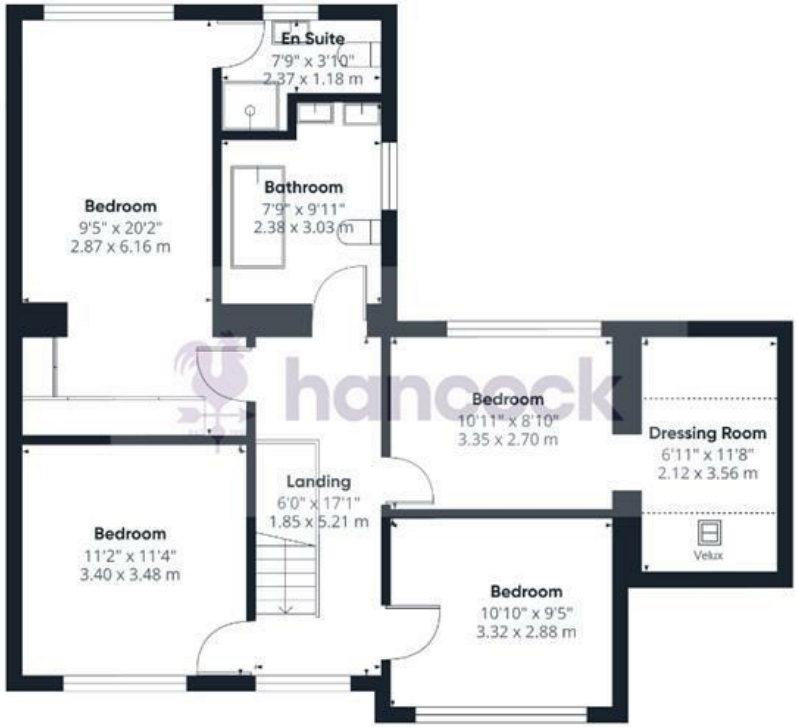
Local Authority – Chichester District Council
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold







Floor 0



Floor 1



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Approximate total area(1)

1910 ft²

177.3 m²

Reduced headroom

48 ft²

4.5 m²

(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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5 Northgate, Chichester, West Sussex, PO19 1BA 01243 531155 sales@hancockpartners.co.uk