3 Lye Lane | Chichester | PO18 9BD

Guide Price £549,950

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Lettings & Estate Agents

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- Semi Detached Home in Quiet Hamlet
- Large Kitchen Breakfast Room
- Sizeable Rear Garden
- Plenty of Off Road Parking
- Rural Location
- 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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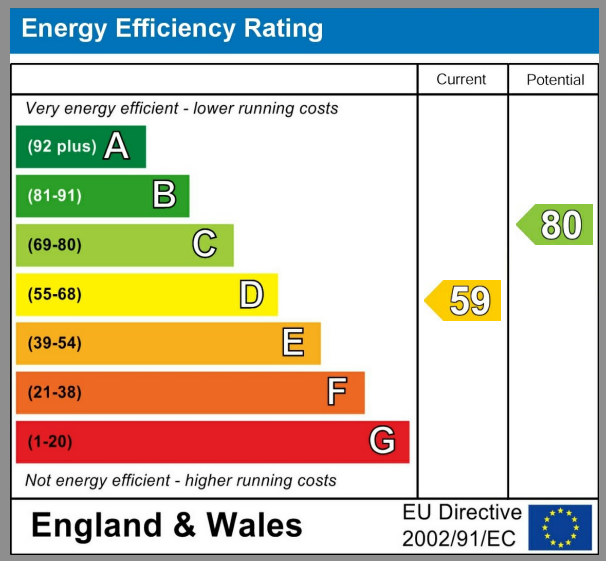
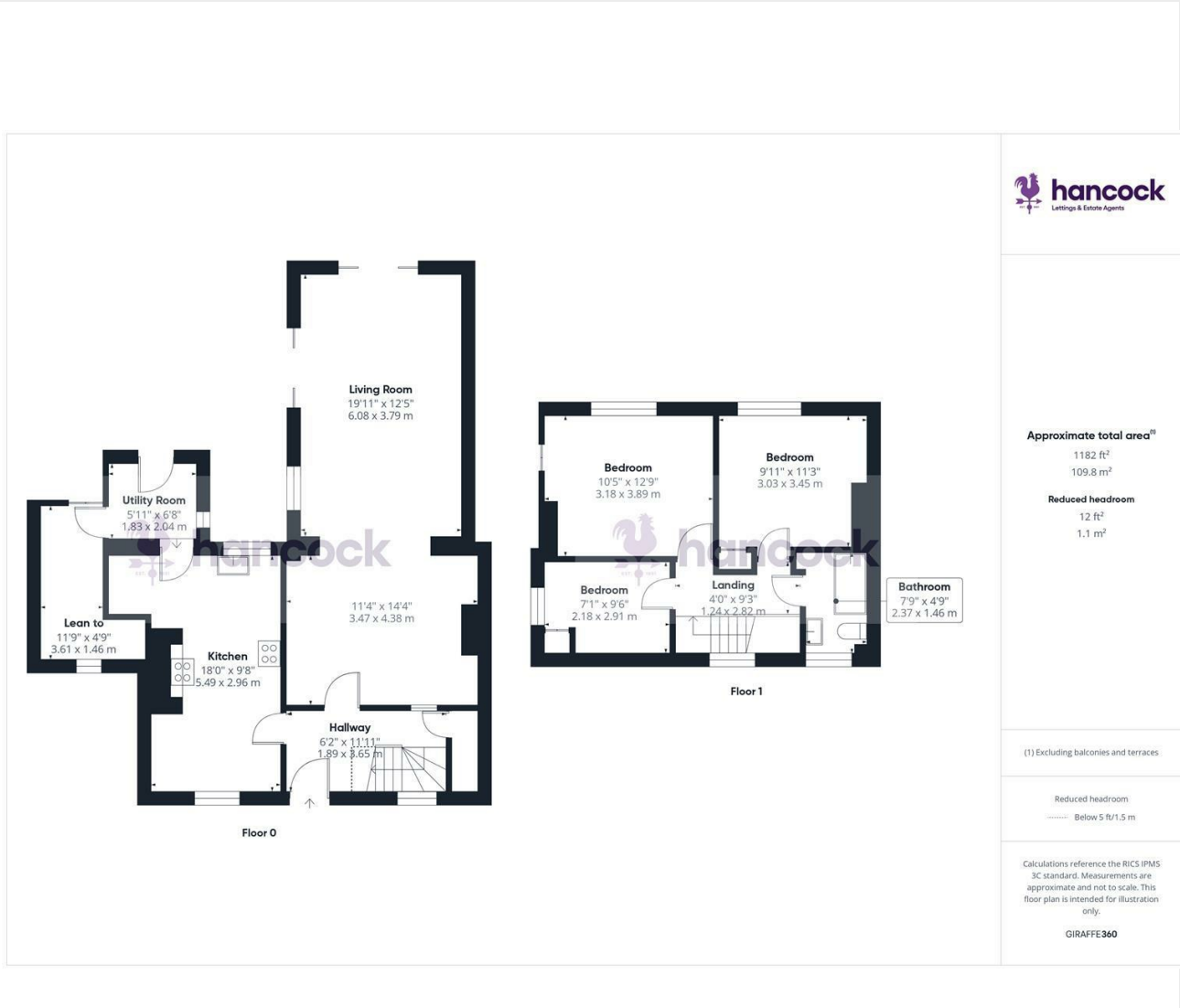
Outside
To the front there is plenty of parking and a raised lawn. To the rear, there is a large garden with many aspects; there is a garden shed, a patio area with a pergola, a vegetable patch, summerhouse and glasshouse.

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. 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.





hancock
Lettings & Estate Agents

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