



**24 Lincoln Green, Chichester, PO19 5DN**

Guide Price **£500,000**



## 24 Lincoln Green, Chichester

A family house in the ever popular East Broyle development.

- Detached family house
- Scope for improvement
- Dual aspect sitting room
- Separate dining room
- Three bedrooms
- Garage and driveway
- West facing garden
- No onward chain

An unspoilt three-bedroom detached house, built in the 1970's and offered to the market for the first time since new. The property has remained largely unchanged, providing excellent scope for modernisation and extension, subject to the usual planning permissions. All windows and doors have been upgraded with modern vinyl thermal efficient replacements.

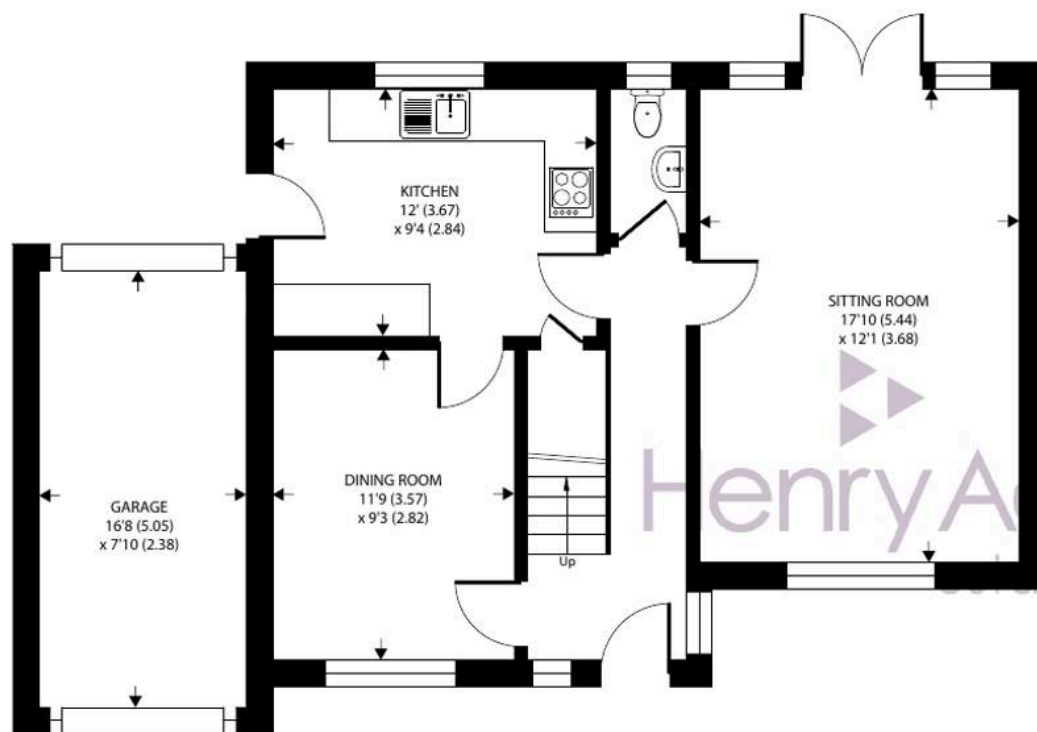
Situated within a popular residential development approximately one mile north-west of the city centre, the accommodation comprises an entrance hall with cloakroom and a dual-aspect sitting room featuring French doors opening onto the westerly-facing rear garden. There is a separate dining room adjacent to the kitchen; similar properties in the area have combined these rooms to create a spacious kitchen/family room. To the first floor are three bedrooms and a family bathroom.

Chichester District Council – 25/26 Tax Band E £2,856.40  
EPC-D

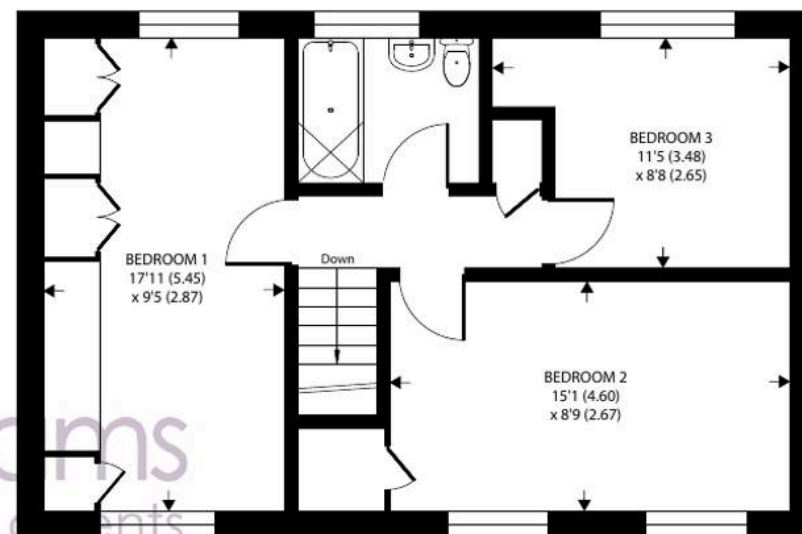








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1069 sq ft / 99.3 sq m

Garage = 119 sq ft / 11 sq m

Total = 1188 sq ft / 110.3 sq m

For identification only - Not to scale





**Outside** – Externally, the property benefits from an open-plan front garden and driveway providing off-road parking, leading to an attached single garage with up-and-over doors to both the front and rear. The attractive westerly-facing rear garden features a paved patio with steps leading up to a lawn with well-stocked borders, as well as an additional seating area at the far end of the garden.

**Location** – Situated on the highly sought after East Broyle estate, the property is within easy access to the city centre shopping precinct, renowned Festival Theatre and local primary schools. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the 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 superb 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 north west out of Chichester along the B2178 (St Pauls Road). After approximately half a mile turn right into Norwich Road (East Broyle Estate). Take the second left into Worcester Road and then the second left into Lincoln Green. Proceed to the end where number 24 is on the right. What3words – blitz.spared.regard

**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](http://henryadams.co.uk)

