



14 Lime Close, Chichester, PO19 6SW

Guide Price **£375,000**

14 Lime Close, Chichester

A terraced house in a quiet cul-de-sac position.

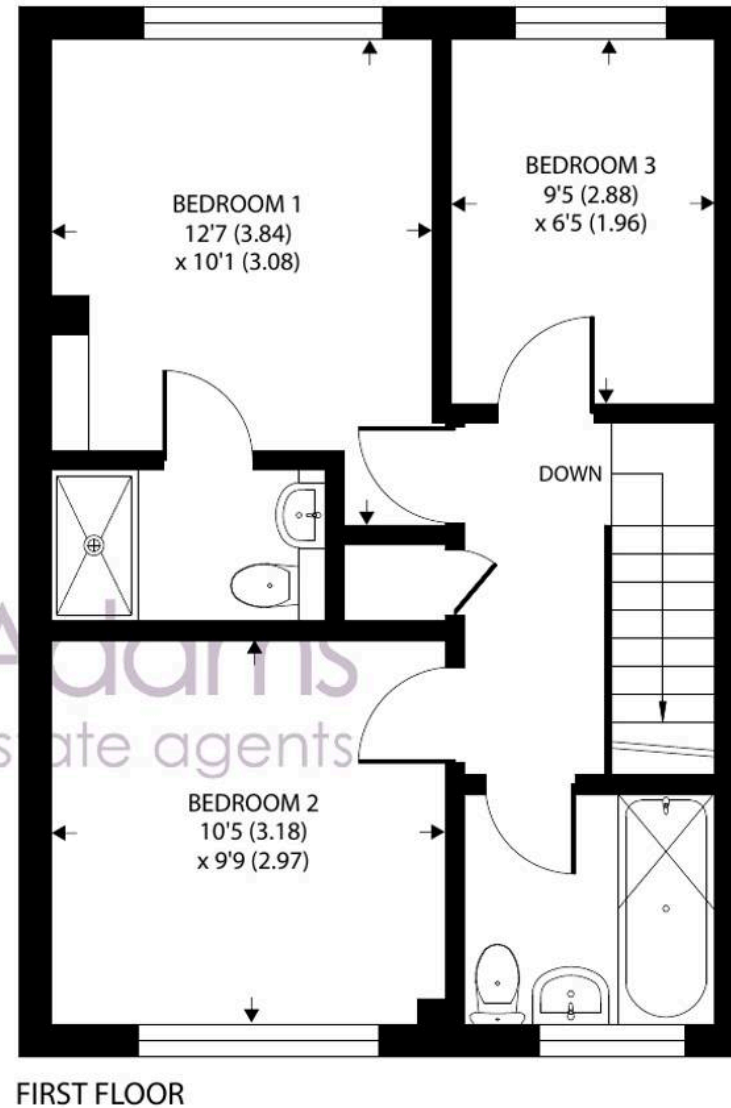
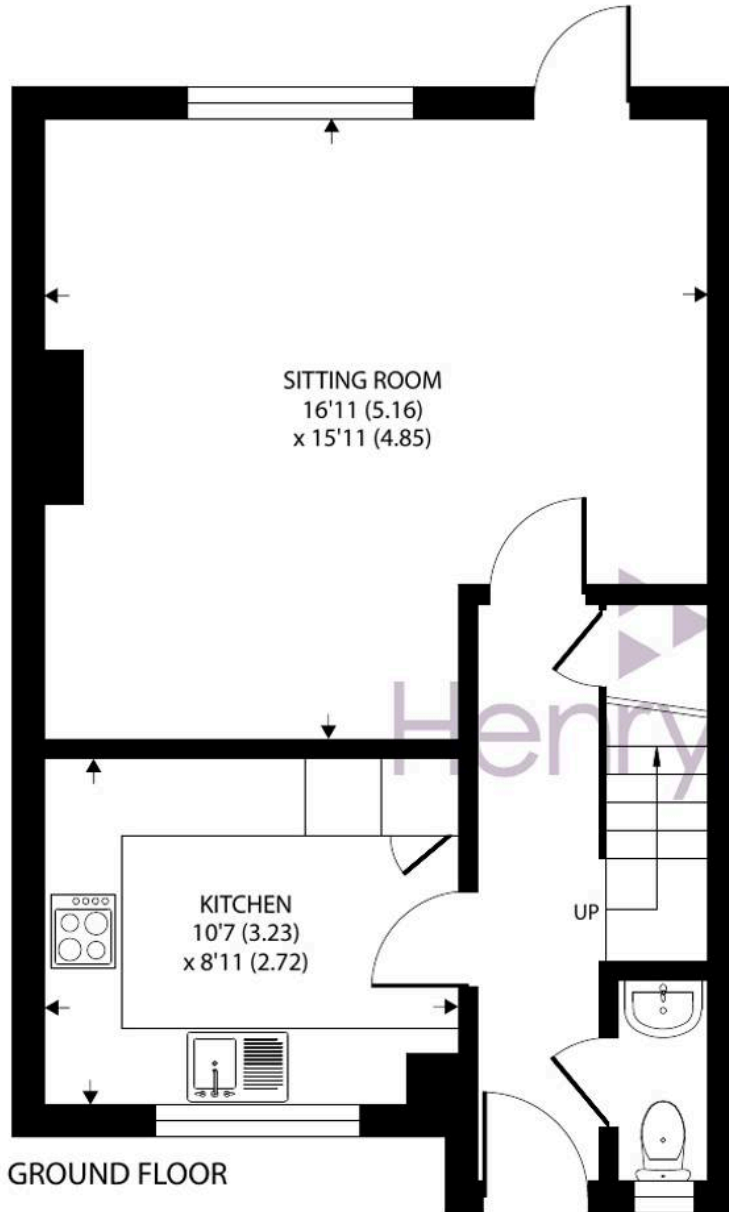
- INVESTMENT PROPERTY (CURRENTLY TENANTED)
- Mid terraced house
- Enclosed low maintenance rear garden
- Modern kitchen
- Sitting/dining room
- Three bedrooms
- En-suite shower room
- Family bathroom
- Single garage in nearby compound

A modern and well-presented three-bedroom, two-bathroom terraced home, tucked away in a quiet private cul-de-sac just three-quarters of a mile from the city centre. Currently let but well maintained and now offered to the market chain free, this property presents a great opportunity for both homebuyers and investors.

The ground floor features a bright white kitchen fitted with a Lamona integrated electric oven, gas hob and chimney-style extractor, fridge/freezer and washing machine, along with a spacious west-facing sitting/dining room that overlooks the attractive rear garden and includes an open fireplace. A downstairs cloakroom completes the ground floor accommodation. Upstairs, there are three light and spacious bedrooms, and en-suite to the main bedroom and family bathroom, ideal for modern family living.







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Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1315545

Outside - The front garden has been converted to hardstanding, providing off-road parking for two cars. The rear garden is designed for low maintenance, with a full-width decked area, artificial lawn and raised sleeper borders. A single garage is located in a nearby compound. There is convenient pedestrian access onto St Pancras and on into Chichester, as well as being within easy walking distance of train station, supermarkets and the city centre shops/amenities. Location is one of the biggest assets of this property.

Location - Nearby there is a modern local convenience store and St Richards hospital. 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 facilities around Chichester Harbour and 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 on St Pancras (A285) and at the mini roundabout turn left into Spitalfield Lane. Take the first turning on the left into Lime Close and number 14 is towards the end on the right. what3words - [bells.stream/aware](https://www.what3words.com/area/bells.stream/aware)

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

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)

