

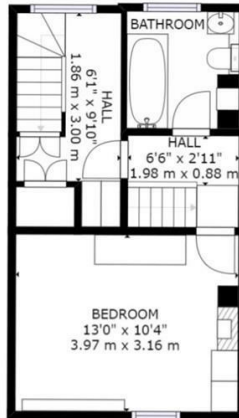


18, GREEN LANE, CHICHESTER, WEST SUSSEX, PO19 7NS





FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 392 sq ft, 36 m<sup>2</sup>; FLOOR 2: 305 sq ft, 28 m<sup>2</sup>  
 FLOOR 3: 166 sq ft, 15 m<sup>2</sup>; EXCLUDED AREAS:  
 PATIO: 209 sq ft, 19 m<sup>2</sup>; REDUCED HEADROOM BELOW 1.5M: 37 sq ft, 3 m<sup>2</sup>  
 GARDEN BUILDING: 138 sq ft, 13 m<sup>2</sup>  
**TOTAL: 863 sq ft, 80 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# £405,000 Freehold

18, GREEN LANE,  
CHICHESTER,  
WEST SUSSEX, PO19 7NS

- Beautiful Victorian Cottage
- Mid Terrace
- Many Period Features
- 2 Reception Rooms & Kitchen
- Master Bedroom With Shower Room
- First Floor Bedroom
- Bathroom & Dressing Area
- Garden Studio/Office
- Landscaped Gardens
- Double Glazing & Gas Heating

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = D

A beautifully presented period Victorian terraced cottage lying just beyond the city centre within an easy walk of the pedestrianised shopping centre. The property has been renovated to a very high standard retaining many character features.

Walking into the property one enters the dining room with sash double glazed windows and shutter blinds, storage in the alcoves, radiator and 3 hanging lights. You then walk on into the sitting room past an open plan staircase which has a cupboard under, feature fireplace with cast iron log burning stove, radiator and hanging light feature. There are French doors leading into the garden and a door into the kitchen. The kitchen has counter tops with cupboards and drawers under, gas hob and cooker, space for both washing machine and dishwasher. Wall mounted gas fired combination boiler (2020) and breakfast bar.

On the first floor with dressing room and storage cupboard area, radiator and stairs to the second floor. The first floor bedroom has a feature fireplace, built in wardrobe, large window with shutter blind, pendant lighting and radiator. The bathroom is tiled throughout with bath and shower over, feature wall insert, sink, WC and heated towel rail.

On the second floor one finds the Master

Bedroom with eaves storage, feature beam and 2 Velux windows. Door to shower room ensuite which is tiled throughout and has a walk in shower WC and vanity unit. Underfloor heating.

The property boasts an immaculate professionally, designed landscaped garden. Featuring a south west facing dining terrace, courtyard decked seating area with fence surround. There is a small area laid to lawn with established planting and lighting throughout. The fully insulated garden studio/office features double doors, double glazing, power and light. Additionally the garden features a hidden shed and storage area.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



