



SW

Sims Williams

WOODBINE  
COTTAGE  
1871

16

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





APPROXIMATE GROSS INTERNAL AREA = 1045 SQ FT / 97.1 SQ M

STUDIO / MEZZANINE = 271 SQ FT / 25.2 SQ M

TOTAL = 1316 SQ FT / 122.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

# £585,000 Freehold

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

- Stunning Victorian Home
- Chain Free
- Guest House/Studio
- South West Facing Garden
- Three Double Bedrooms
- Open Plan Living Space
- Walking Distance To City Centre
- Residents Parking

## EPC RATING

Current = E

Potential = B

## COUNCIL TAX BAND

Band = D

Stunning detached period home situated in a quiet spot moments from the city centre with beautiful interiors, guest house and large south west facing garden. The house has been the subject of considerable refurbishment throughout and is now presented in excellent order and offered chain free.

The rear of the ground floor is a superb open plan family living space accessed through the snug with wood burning stove and handy under stairs storage. Following through is the fantastic 22ft kitchen diner with dark navy fitted units topped with hard wood work surfaces, integrated appliances, range style oven and bi folding doors giving access to the garden. There is a separate sitting room to the front of the house with feature fireplace and completing the ground floor is the downstairs shower room.

Upstairs are three well proportioned double bedrooms and striking family bathroom which has been fully tiled with freestanding clawfoot bath.

The extensive rear garden features a paved seating area, lawn with mature surrounds, large shed and guesthouse/studio. The fully self contained the studio offers stylish accommodation and is currently utilised successfully as a holiday home netting circa £18,000 PA. It comprises of a modern fitted kitchen, shower room and ample living space with mezzanine bedroom above and could serve a variety of uses offering the ideal spot for home working, annexe or continued use as a holiday home.

This gorgeous home has been the subject of complete refurbishment and has been sympathetically restored by the current owners blending stylish contemporary living seamlessly with the properties original character and charm. Now offered chain free.

Green Lane is ever popular due to it's mixture of older and contemporary properties and it is only a short walk away from the city centre. It is also surprisingly quiet, being a no through road. Chichester boasts a good selection of shops and restaurants, as well as cultural amenities such as the Festival Theatre and Pallant House Gallery. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

## Directions...

From the Hornet, proceed east and at the Four Chesnuts public house, bear left into Oving Road. After a short distance, you will see Green Lane on the left hand side.

## 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.



