



62 Green Lane | Chichester | PO19 7NT

Guide Price £145,000    Leasehold



**hancock**

Lettings & Estate Agents

Green Lane | Chichester | PO19 7NT

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- No onward chain
- 2-Double bedrooms
- First floor
- Multi aspect
- Gas fired central heating

This light and airy apartment offers city centre living with a multi aspect and to the rear has an open outlook over playfield fields. No onward chain.

#### Accommodation

Once inside the spacious accommodation is laid out over one floor and is arranged as follows; There is an entrance hall which leads to a fitted kitchen, a double bedroom and beyond to a bathroom and separate wc. A second double bedroom and a multi aspect sitting/dining room complete the accommodation. There is a good level of storage throughout with both bedrooms benefiting from built in wardrobes.

#### Outside

To the front of the apartment there is a well-kept communal green and there are communal bin stores.



what3words  
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#### Location

Green Lane is located within the heart of Chichester's city centre near St Richards Hospital. The city centre offers a wide selection of shops, cafes, pubs, bars, restaurants and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station. The latter offering services to London Victoria. Just to the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and at the mouth of the harbour lie the beaches of West Wittering and East Head.

#### Additional Information :

Tenure : Leasehold

Council Band : B

Broadband : Up To 1000mbps

Mobile : EE, O2, Three, Vodafone

Service Charge : £1752 per annum

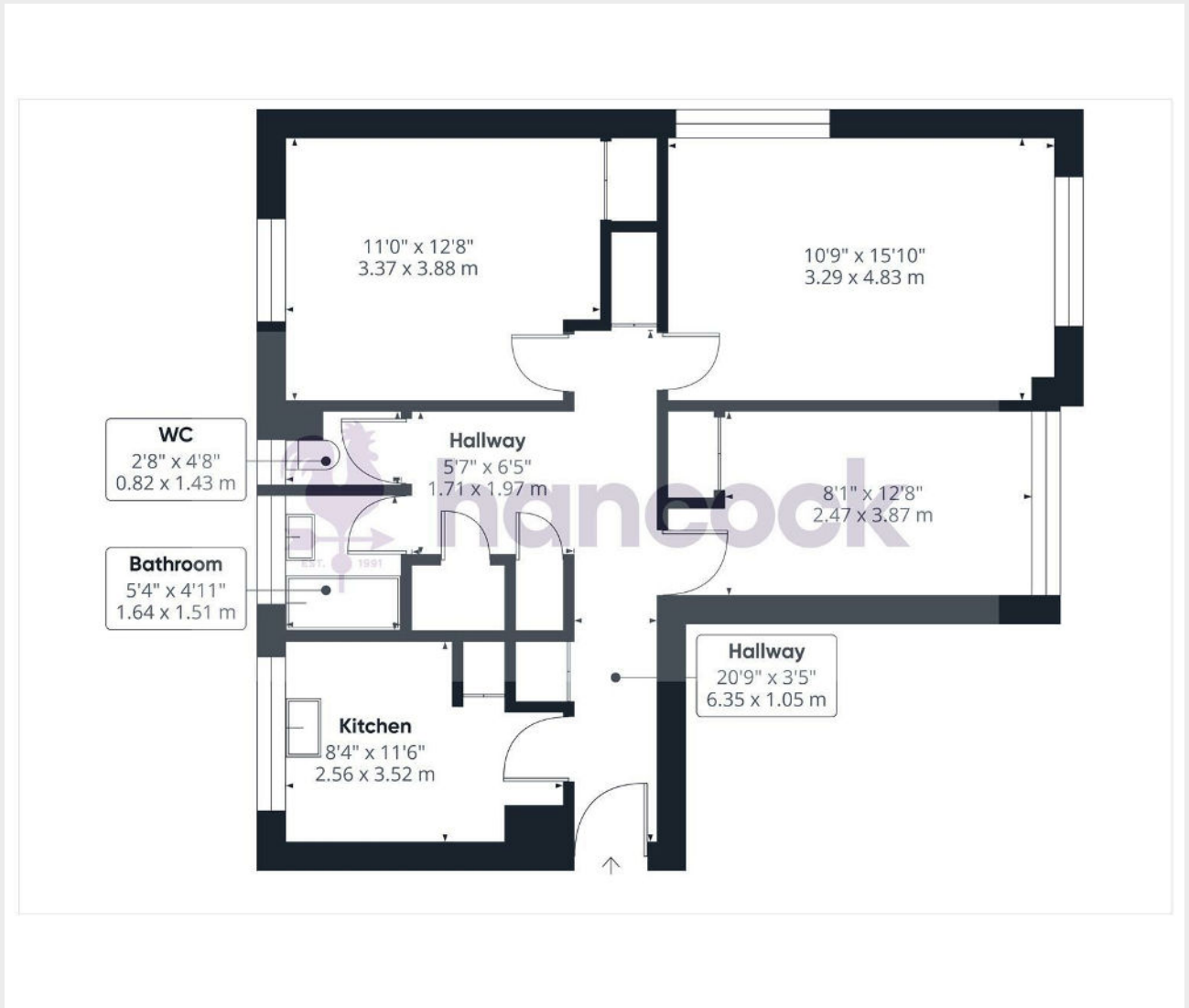
Ground Rent : N/A

Years On Lease : 125 years



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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