

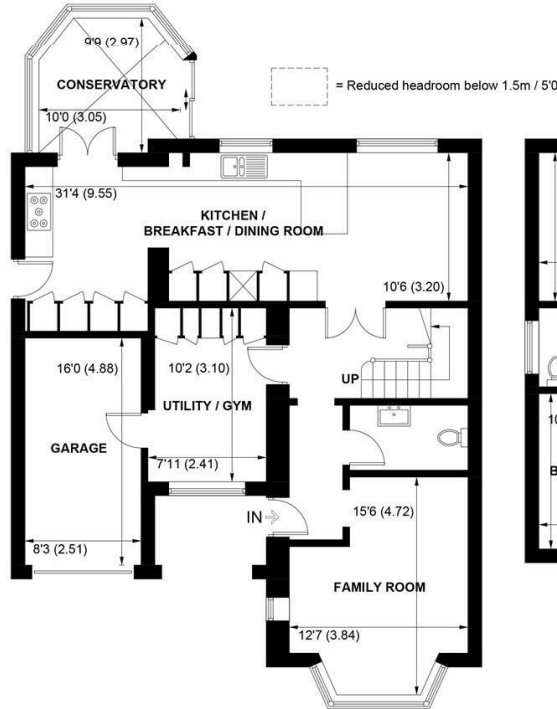
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Sims Williams

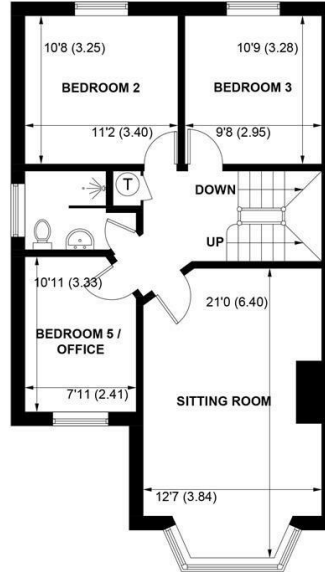


103, WOODLANDS LANE, CHICHESTER, WEST SUSSEX, PO19 5PF

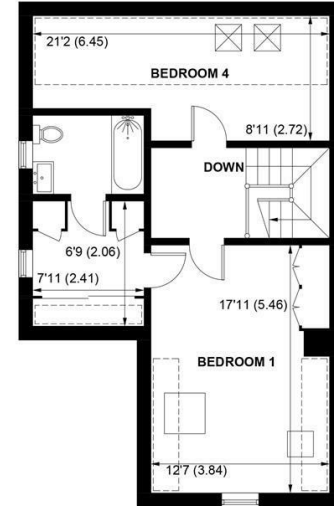




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2365 SQ FT / 219.7 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams**

# £695,000 Freehold

103, WOODLANDS LANE,  
CHICHESTER,  
WEST SUSSEX, PO19 5PF

- Spacious Townhouse
- Beautifully Presented Throughout
- Sitting Room & Family Room
- Kitchen/Dining Room
- Conservatory & Utility/Gym
- 5 Bedrooms
- 2 Bathrooms & Cloakroom
- Front & Rear Gardens
- Garage & Parking

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = G

An extremely versatile townhouse located in a favoured cul-de-sac location just to the north of Chichester city centre. Amenities including shops, schools, restaurants and travel links are all within easy walking distance.

The light and airy accommodation is arranged over 3 floors and comprises entrance hall with door to family room with bay window.

The stylish and spacious kitchen/breakfast room is fitted with a generous range of modern Shaker units, with granite work surfaces and Neff appliances including double oven, induction hob and extractor. There is a breakfast bar for informal dining and ample room for table and chairs.

There is a conservatory, which opens onto the rear garden, a handy utility area currently also utilised as gym room and a downstairs cloakroom.

To the first floor there are 3 bedrooms and shower room. A further staircase leads to bedrooms 1 and 4, with bedroom 1 benefiting from dressing area and en suite bathroom.

Outside there is off-road parking for 2 cars in front of the garage. South-westerly in aspect, the rear garden is nicely secluded with areas of lawn, patio and established planting.

## 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.

## Directions...

From the Northgate circulatory system, take the turning north into St Paul's Road. After a short distance, turn right into Little Breach and then first left into Woodlands Lane. Continue towards the end, turning left near the top of the road.



