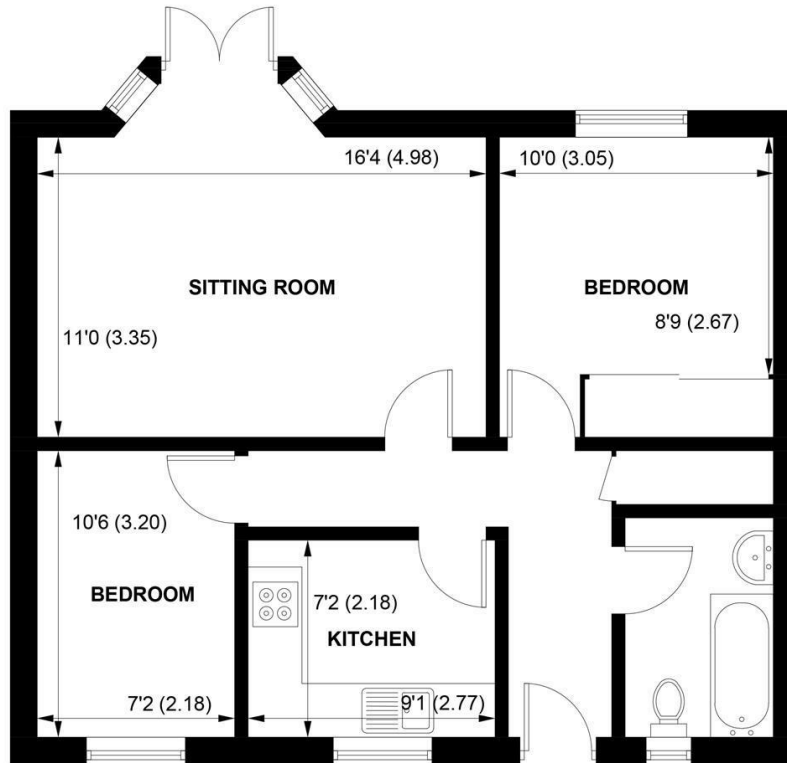




65 WOODLANDS LANE, CHICHESTER, WEST SUSSEX, PO19 5PF





## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 607 SQ FT / 56.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £229,950 Leasehold

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

- Ground Floor Apartment
- Favoured Chichester Location
- Spacious Sitting Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Access Onto Communal Garden
- Designated Parking Space
- No Onward Chain

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = C

A well-appointed ground floor apartment in a central location, within easy access of Chichester city centre and its many amenities. The development is set on the much favoured north side of the city, being an easy walk into the varied shopping centre, as well as the cafes and restaurants.

The Festival theatre is also not far and there are lots of sporting activities in the area, including golf and racing at Goodwood and sailing at Chichester Harbour.

The property would benefit from some updating and accommodation briefly comprises entrance hall with storage cupboard and door to the good-sized lounge/dining room, with French doors opening onto the garden.

The kitchen is fitted with a range of units, with space for appliances. There are 2 double bedrooms, with built-in wardrobe to bedroom 1.

The bathroom is fitted with a white suite consisting of bath with shower over, wash basin and WC.

## Tenure

The property is subject to a 125 year lease from 1991, with 91 years remaining. Service charge £569.00 payable twice yearly (£1,138.00 per annum) and there is no ground rent.

## 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.

