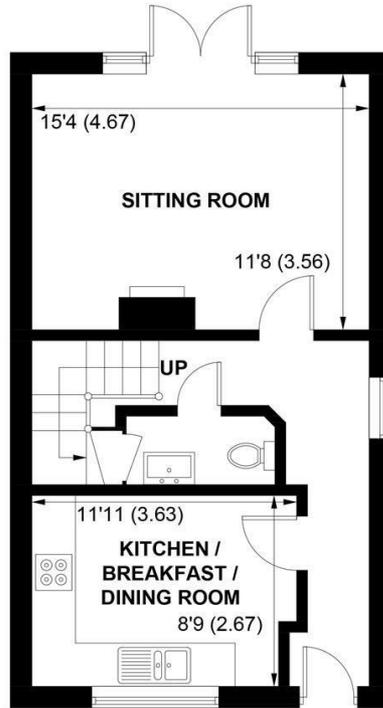


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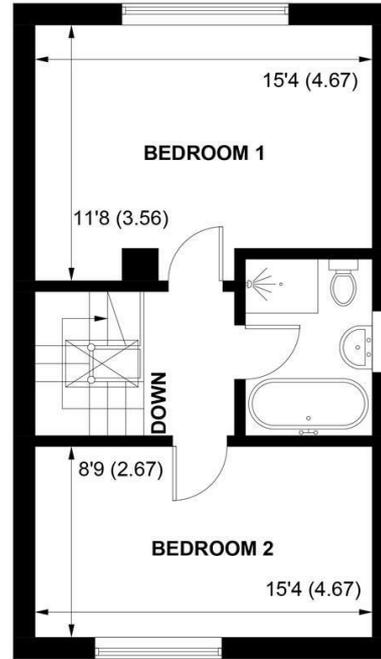
Sims Williams



LITTLE FALLOW, LEATHERBOTTLE LANE, CHICHESTER, WEST SUSSEX, PO19 7DB



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 855 SQ FT / 79.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

# £374,995 Freehold

LITTLE FALLOW,  
LEATHERBOTTLE LANE,  
CHICHESTER,  
WEST SUSSEX, PO19 7DB

- Unique Detached House
- Close Proximity To City Centre
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Off-Road Parking
- Secluded Rear Garden

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

This highly individual detached property is situated within easy strolling distance of the city centre. The Cathedral city of Chichester boasts an array of amenities including schools, shops and restaurants, as well as excellent travel links.

The property is well-presented throughout and comprises entrance hall with stairs to first floor and doors to the sitting room and downstairs cloakroom.

The kitchen is fitted with a range of stylish units and work surfaces, with oven, hob and space and plumbing for further appliances.

To the first floor there are 2 double bedrooms and part-tiled bathroom with white suite consisting of claw-foot bath, separate shower cubicle, wash basin and WC.

Outside the front provides off-road parking for 2 cars. The secluded rear garden is of a southerly aspect, mainly to lawn, with patio area for outside entertaining 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 Hornet in Chichester, proceed east into Oving Road. Continue over the mini roundabout and turn left into Leatherbottle Lane and the house can be found on the left hand side.

