

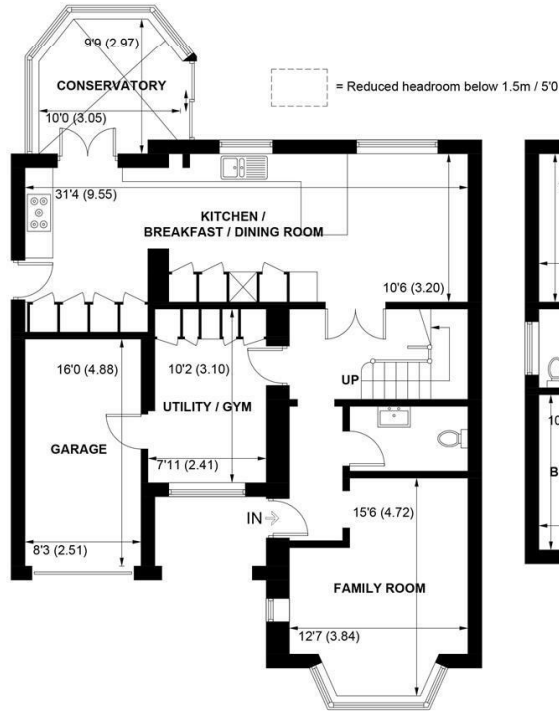


Sims Williams



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





Floor plan of the second floor showing four bedrooms, a sitting room, and a bathroom. Dimensions are provided in feet and inches, and meters. The plan includes a central hallway with stairs labeled 'DOWN' and 'UP'.

- BEDROOM 2:** 10'8" (3.25) wide, 11'2" (3.40) deep.
- BEDROOM 3:** 10'9" (3.28) wide, 9'8" (2.95) deep.
- BEDROOM 5 / OFFICE:** 10'11" (3.33) wide, 7'11" (2.41) deep.
- SITTING ROOM:** 21'0" (6.40) wide, 12'7" (3.84) deep.
- Bathroom:** Located near Bedroom 2 and 5, containing a toilet and a bathtub.
- Hallway:** Central hallway with stairs labeled 'DOWN' and 'UP'.
- Entrance:** Located at the bottom of the plan, leading into the sitting room.

Floor plan of the second floor. The layout includes:

- Bedroom 4:** Located at the top, measuring 21'2" (6.45) wide by 8'11" (2.72) high. It contains two windows.
- Bathroom:** Located on the left side, measuring 6'9" (2.06) wide by 7'11" (2.41) high. It contains a toilet, a bathtub, and a sink.
- Hallway:** A central hallway connects the rooms, with a width of 6'9" (2.06) in one section.
- Staircase:** Labeled "DOWN", it is located in the center-right area.
- Bedroom 1:** Located at the bottom, measuring 12'7" (3.84) wide by 17'11" (5.46) high. It contains a bed and a closet.

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

## CHICHESTER OFFICE

8-9 Southgate  
Chichester  
PO19 1ES

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

# £679,000 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



