



Woldhurst Court, Runcton Lane, Chichester, West Sussex, PO20 1AD

ASKING PRICE OF £295,000

- Spacious first floor well-presented open-plan highly sought-after apartment.
- Two generously sized double bedrooms, offering comfort and style.
- Contemporary modern bathroom suite
- Underfloor heating and double glazing for energy efficiency and year-round comfort.

- Two allocated parking spaces
- Beautifully landscaped communal gardens
- Excellent investment opportunity
- 106-year lease remaining



Nestled in the prestigious and highly sought-after Woldhurst Court, this superb two-bedroom apartment offers an exceptional blend of modern luxury and countryside tranquillity. Located in the picturesque village of Runcton, just two miles from the vibrant heart of Chichester, this home provides the best of both worlds—peaceful rural surroundings with effortless access to city life.

Boasting modern interiors, this well-designed home features an expansive open-plan sitting, dining, and kitchen area, perfect for stylish contemporary living. Both double bedrooms are generously proportioned, offering impeccable comfort, while the main bathroom is finished to a moderate to high standard. The property benefits from state-of-the-art underfloor heating and double glazing throughout, ensuring a warm and energy-efficient home all year round. With two coveted allocated parking spaces, this apartment also provides convenience and exclusivity rarely found in similar properties.

Residents of this exclusive development enjoy access to meticulously maintained communal gardens and a convenient bike store, all while soaking in the breathtaking countryside views. The setting is serene and picturesque, offering a tranquil escape while still being within easy reach of Chichester's excellent amenities, restaurants, and transport links.

Currently let at an impressive £1,385pcm, generating a remarkable 5.54% yield and grossing £16,620 per annum, this apartment presents an outstanding investment opportunity. With a secure tenancy in place until January 2026, it provides an immediate and reliable rental income, making it ideal for buy-to-let investors. Alternatively, it serves as a perfect lock-up-and-leave holiday home or a charming permanent residence for those seeking the perfect balance of countryside charm and modern convenience.

With a lease of 106 years remaining, a ground rent of £200 per annum, and service charges of approximately £185 per month, this extraordinary apartment must be viewed to be fully appreciated. Opportunities like this are rare—act fast to secure a piece of Runcton's finest real estate.



Accommodation

FIRST FLOOR FLAT

PORCH

HALLWAY

KITCHEN/DINING/SITTING ROOM
24' 1" x 18' 8" (7.34m x 5.68m)

BEDROOM 1
11' 5" x 11' 3" (3.47m x 3.44m)

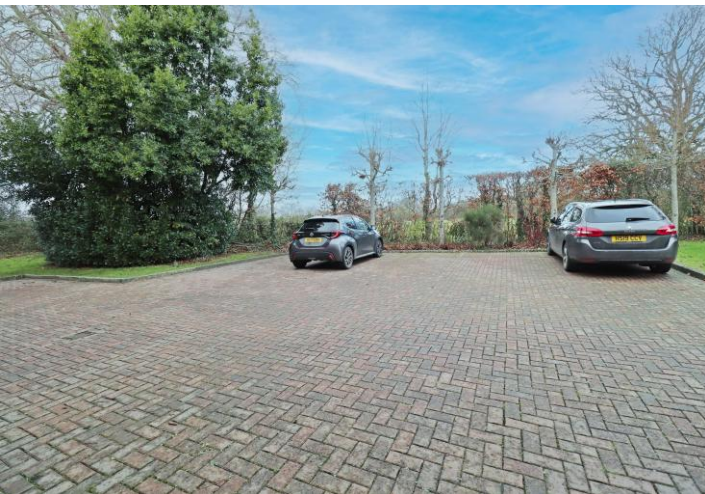
BEDROOM 2
13' 9" x 8' 11" (4.18m x 2.73m)

BATHROOM
7' 8" x 6' 4" (2.34m x 1.92m)

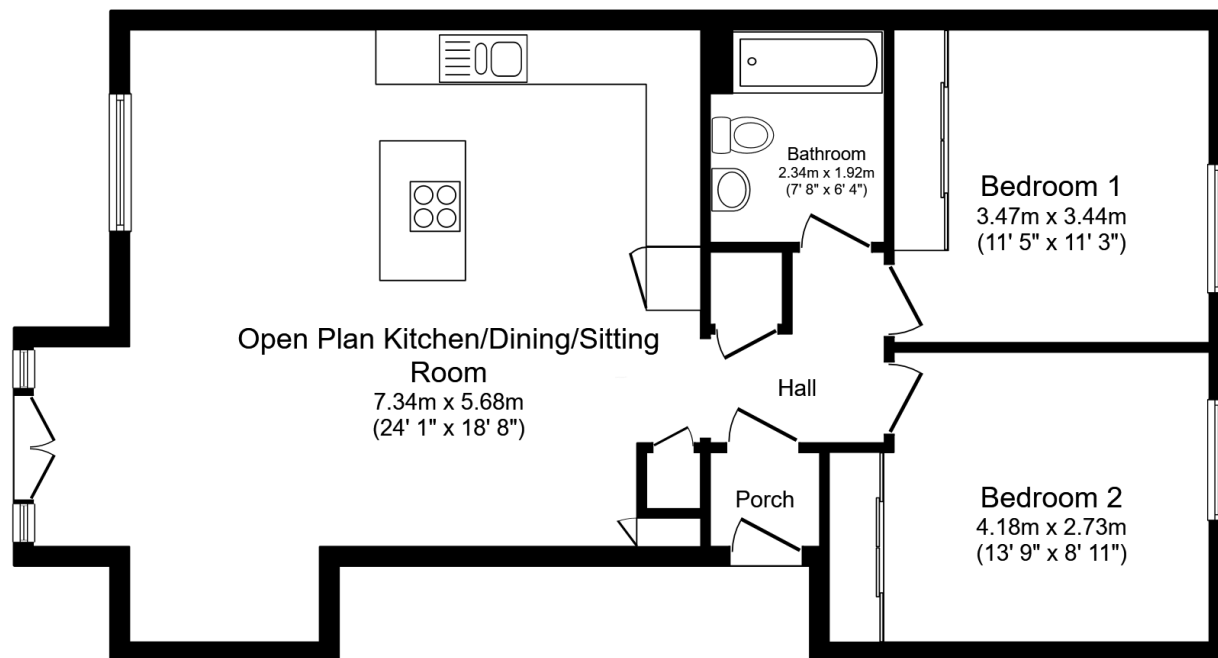
OUTSIDE

TWO PRIVATE PARKING SPACES

COMMUNAL GARDEN



Picture this...



Floor Plan
Floor area 76.3 m² (822 sq.ft.)

TOTAL: 76.3 m² (822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Why not take a short drive into Chichester and immerse yourself in its vibrant atmosphere, exploring the fantastic array of cafes, restaurants, and boutique shops that line its historic streets? This city is renowned for its culture, charm, and lively social scene. Alternatively, picture yourself stepping outside and enjoying a peaceful walk through the picturesque countryside, soaking in the stunning scenery that surrounds this idyllic development. Whether you're craving city buzz or rural tranquillity, this location truly offers the best of both worlds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House
Bosham Lane
Bosham
PO18 8HS

www.soloestates.co.uk
01243 624 637
info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm
Sat: 9am - 4pm

