



4 Mount Lane, Chichester, PO19 3DQ

Guide Price £1,100,000



## 4 Mount Lane, Chichester

An impressive town house close to the heart of the city centre.

- Contemporary town house
- No forward chain
- Four bedrooms
- Sitting room
- Kitchen/breakfast room
- Cloakroom
- Off-road parking
- South/westerly aspect gardens
- Attractive summer house designed by Cranes
- Useful garden shed with EV charging facilities

A contemporary three-storey town house, perfectly positioned at the end of an exclusive, architect-designed gated development of just four homes, moments from the heart of the city centre.

Mount Lane is a discreet and highly sought-after address, tucked just off Westgate and directly opposite the converted Church of St Bartholomew, now a thriving arts centre.

Completed in 2012, the property offers beautifully light and versatile accommodation. The ground floor features a spacious sitting room with a dual aspect and two sets of doors opening directly onto the gardens.







The sleek kitchen/breakfast room, fitted with an extensive range of units and integrated appliances, also enjoys a triple aspect.

On the first floor, the principal bedroom boasts an attractive vaulted ceiling, fitted wardrobes, and an en-suite shower room. Two further bedrooms and a family bathroom complete this level. The top floor provides an additional double bedroom with its own en-suite facilities, offering ideal guest or family accommodation.

The gardens to the rear and side of the property are a particular feature, fully enclosed and benefitting from a desirable south and west-facing aspect, backing directly onto the River Lavant. There is an attractive summer house designed by Cranes and a useful garden shed with EV charging facilities together with a clothes dryer and an additional freezer.

To the side of the property, double gates to the front of the property provide access to secure off-road parking. A recycling and refuse facility is located outside the main gates.

Residents contribute £15 per month towards the maintenance and upkeep of the common areas as well as contributing to the annual servicing of the main gates and any other specific requirements e.g. pruning trees.

Chichester District Council - 25/26 Tax Band G £3,895.10

EPC-B

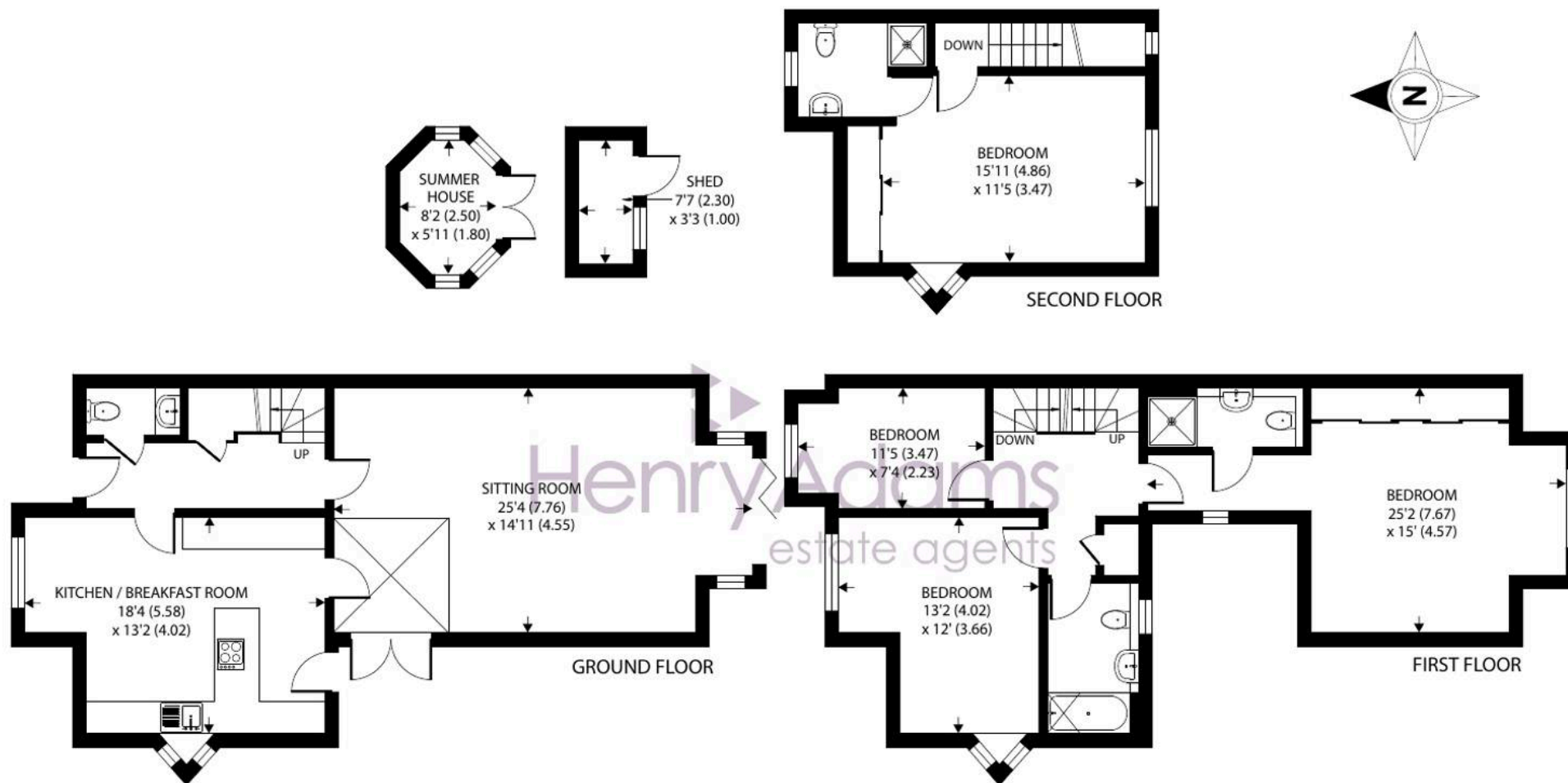












Approximate Area = 1648 sq ft / 153.1 sq m

Outbuildings = 66 sq ft / 6.1 sq m

Total = 1714 sq ft / 159.2 sq m

For identification only - Not to scale





**Location** - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery and a wide selection of popular restaurants. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight. The South Downs National Park and the Weald and Downland Living Museum lie close at hand to the north of the city.

**Directions** - From the end of West Street proceed straight over the roundabout into Westgate and take the first turning on the left into Mount Lane. The gated development is towards the end on the right. what3words - rods.family.winter







## Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

[chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.