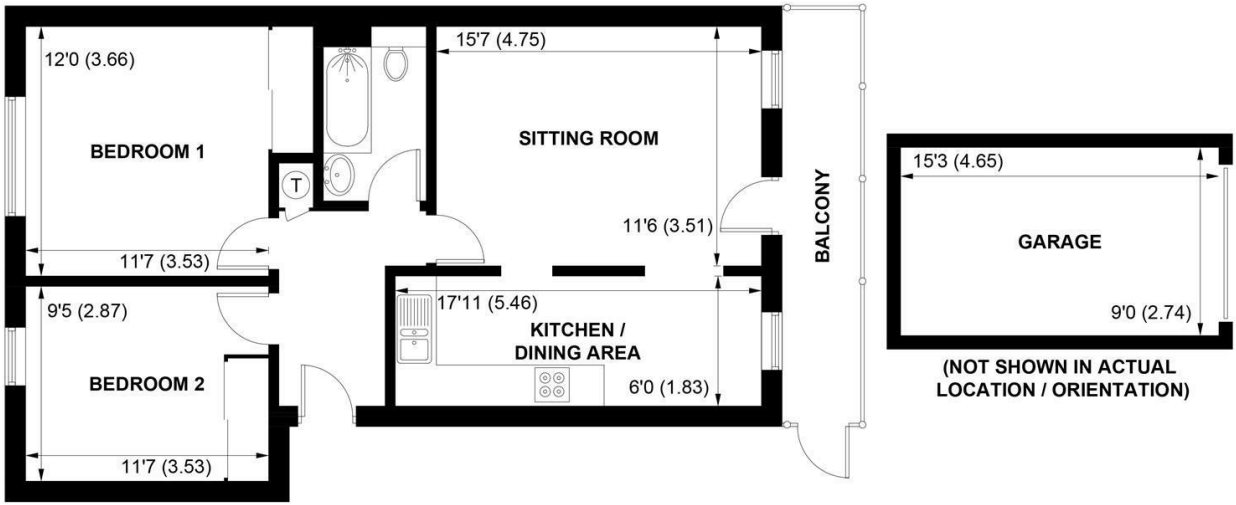
Sw

Sims Williams

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



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 687 SQ FT / 63.8 SQ M
GARAGE = 138 SQ FT / 12.8 SQ M
TOTAL = 825 SQ FT / 76.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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£260,000 Leasehold

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

- First-Floor Apartment
- Easy Walk To City Centre
- Spacious Sitting Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Private Balcony
- Communal Gardens
- Garage & Carport

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

A well-maintained FIRST-FLOOR APARTMET situated within a popular residential location, conveniently positioned within easy walking distance of CHICHESTER CITY CENTRE. Offering well-proportioned accommodation and useful outside space, the property would make an excellent FIRST PURCHASE, INVESTMENT or LOW-MAINTENANCE CITY HOME.

The property is approached via a communal entrance hall, with a personal front door opening into the private hallway. The spacious and naturally light SITTING ROOM provides a comfortable reception space and leads through to the KITCHEN, which is fitted with a range of units and work surfaces, together with space for appliances.

There are two well-proportioned DOUBLE BEDROOMS, complemented by a BATHROOM fitted with a white suite comprising bath, wash basin and WC.

Outside, the property benefits from a private balcony, providing an attractive spot to sit and enjoy views across the surrounding area. Further benefits include both a GARAGE and CARPORT, providing valuable additional PARKING and storage.

Ideally located for enjoying the excellent range of shops, cafés, restaurants and leisure facilities within CHICHESTER CITY CENTRE, this appealing apartment offers a convenient combination of comfortable accommodation, outside space and excellent access to the city.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract