

Bell & Blake
SALES & LETTINGS

Flat 18 Woldhurst Court, Runcton Lane, Runcton, Chichester West Sussex

Asking Price £285,000

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- 2 Bed ground floor flat with patio
- Allocated parking
- Communal gardens
- Semi-rural setting
- Just 3 miles from Chichester
- 105 years on the lease
- Good order throughout
- No forward chain
- Private development

An impressive and beautifully presented two-bedroom ground-floor apartment with patio, situated within the prestigious and highly sought-after Woldhurst Court development in the picturesque village of Runcton, approximately three miles south-east of Chichester. Enjoying a peaceful semi-rural setting, the property offers spacious and contemporary accommodation, including a superb open-plan kitchen/sitting/dining room with door opening onto the patio. The stylish kitchen features a central island with a five-ring gas hob and a range of integrated appliances, while underfloor heating runs throughout the apartment. Both bedrooms are generous doubles with fitted wardrobes, complemented by a recently refitted contemporary bathroom finished to a high standard. Further benefits include excellent storage, a dedicated utility cupboard, allocated parking, additional visitor parking, a secure bicycle store and beautifully maintained communal gardens. Surrounded by attractive countryside yet conveniently positioned for Chichester and its amenities, this superb apartment offers an excellent balance of modern living and rural tranquillity. Lease: Approximately 105 years remaining.

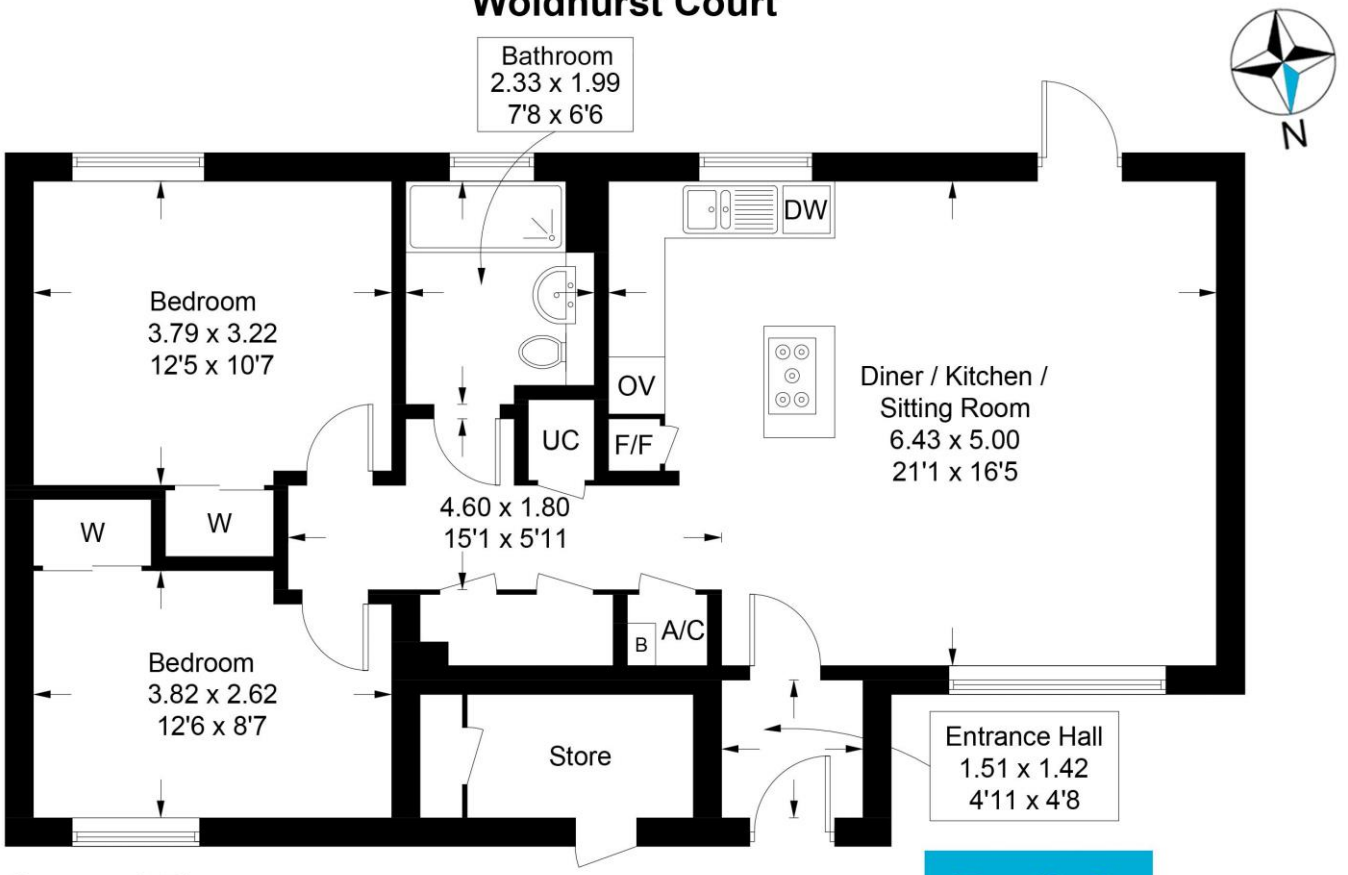
Council Tax Band: D

The Property Ombudsman





Woldhurst Court



Ground Floor

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft
External Store = 3.8 sq m / 41 sq ft
Total = 76.5 sq m / 823 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		