



159 Woodlands Lane, Chichester

A well-proportioned town house in a gated development.



- ▶ Extended town house
- ▶ Modern kitchen/dining room
- ▶ Sitting room
- ▶ Two further bedrooms
- ▶ Integral garage and driveway
- ▶ Gated development
- ▶ Ground floor cloakroom
- ▶ Principal bedroom with en-suite
- ▶ Bathroom/WC
- ▶ Garden

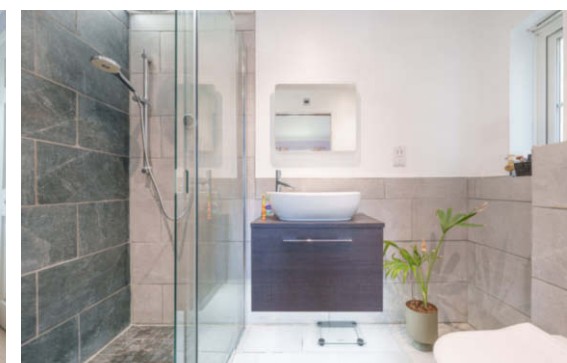
An extended three storey town house constructed by Croudace Homes, within a stunning gated mews development to the north/west of the city centre.

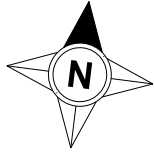
The ground floor accommodation has been extended to create an excellent open plan kitchen/dining room which is ideal for modern living. The kitchen has been refitted with quality units and integrated appliances, bi-folding doors opening to the garden and underfloor heating has been installed in this part of the property. A cloakroom can also be found on the ground floor along with an interior door to the garage. On the first floor the south facing sitting room has two Juliette balconies with French doors opening inwards. The principal bedroom is on the same floor with a refitted en-suite shower room/WC. There are two further double bedrooms on the second floor, together with a bathroom/WC.

To the front of the property is a driveway which leads to the integral garage. An EV charging point is attached to the garage. The manageable rear garden adjoins the dining/family area with a patio and steps leading to a lawn area and further patio.

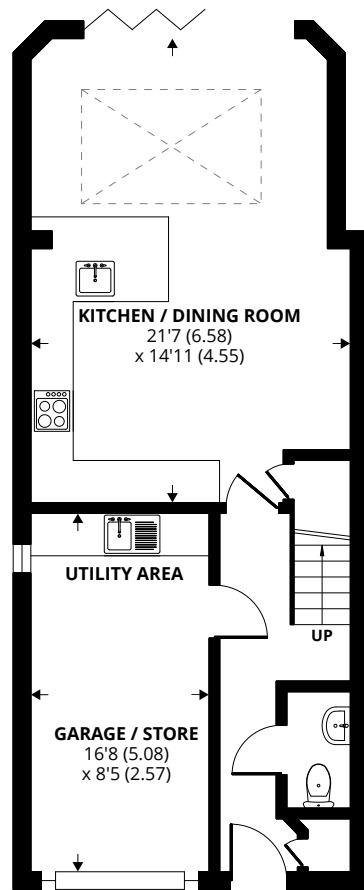
The property is set in an exclusive gated development with an electronic entrance gate, which is operated by a key pad or fob.

Chichester District Council - 23/24 Tax Band E £2,589.17

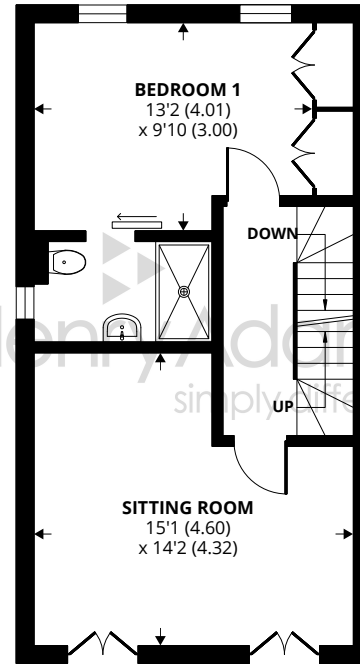




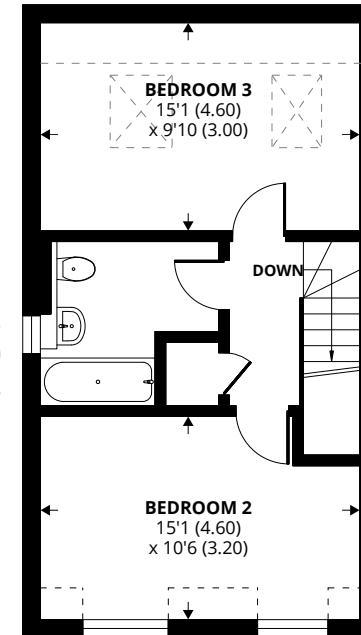
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1404 sq ft / 130.4 sq m (includes garage)

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1446 sq ft / 134.3 sq m

For identification only - Not to scale



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.

Location

Woodlands Lane is a much sought-after location situated about half a mile from the city centre shopping precinct and a similar distance from the renowned Festival Theatre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From the Northgate circulatory system, proceed north west along St Pauls Road (B2178) signposted to Funtington. After the pedestrian crossing, take the turning right into Little Breach and then immediately left into Woodlands Lane. Proceed to the end where you will find the gated development on your left.

