



Flat 18 Woldhurst Court, Runcton Lane, Runcton, PO20 1AD

Guide Price £275,000 – Leasehold

Flat 18 Woldhurst Court, Runcton

An impressive ground floor apartment set in a semi-rural location to the south east of Chichester.

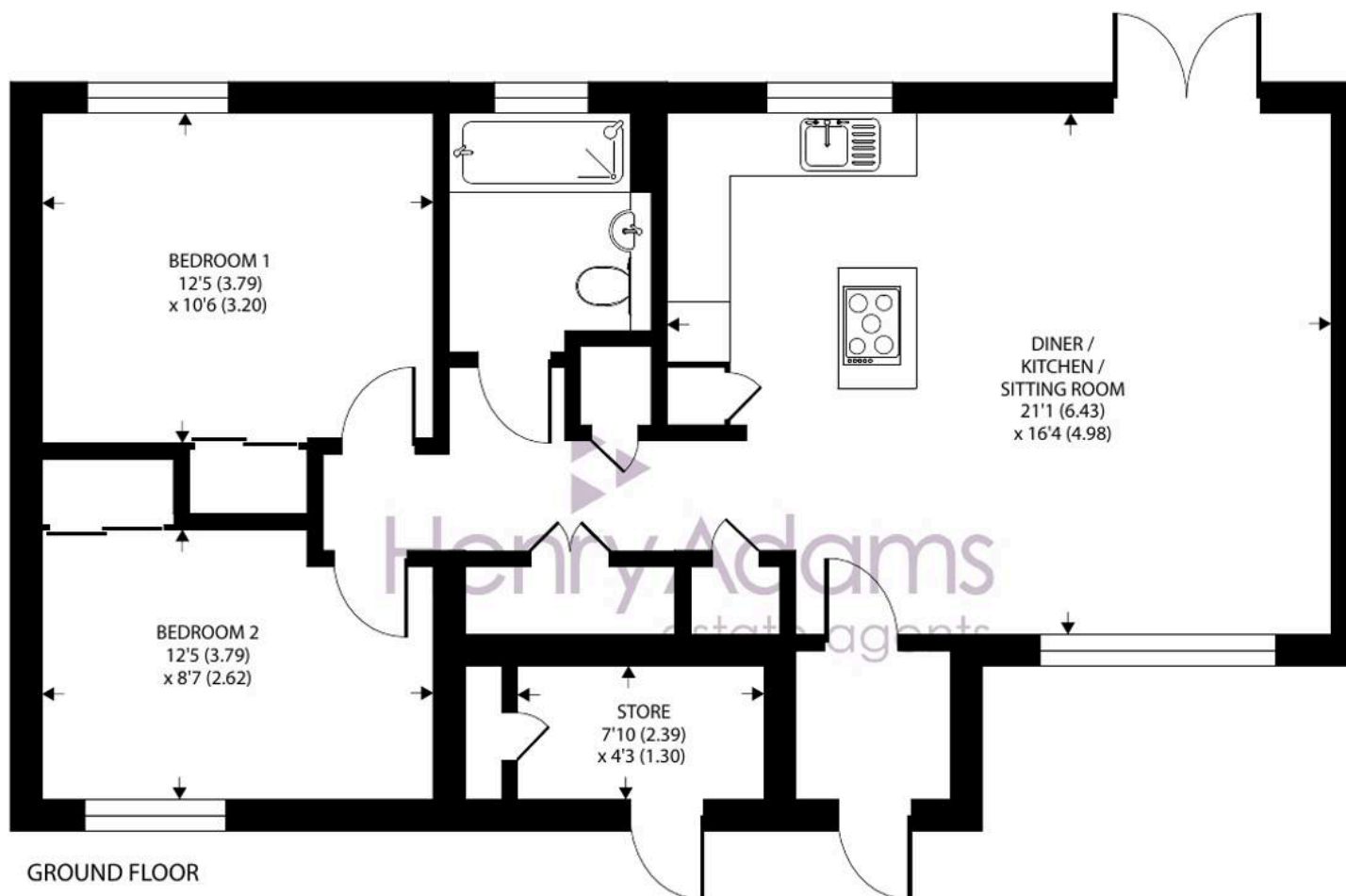
- Ground floor apartment
- Own private entrance
- Idyllic rural location
- Open plan living accommodation
- Two bedrooms
- Refitted bathroom
- Allocated parking space
- Maintained communal gardens

Set within the prestigious and highly sought-after Woldhurst Court, this beautifully presented two-bedroom ground-floor apartment seamlessly blends contemporary style with countryside charm. Located in the picturesque village of Runcton, just three miles from the vibrant centre of Chichester, this home offers the perfect balance of peaceful rural living and convenient access to city amenities.

Designed for modern lifestyles, the apartment features a spacious open-plan layout with a sitting area that includes French patio doors and underfloor heating throughout. The bright kitchen is equipped with integrated appliances and a central island with a five-ring gas hob, ideal for cooking, entertaining and socialising with family and friends. The living space is light-filled and welcoming, perfectly suited for both daily living and relaxed gatherings. Both double bedrooms are generously sized and offer excellent comfort, complete with fitted wardrobes. The bathroom has been recently refitted to the highest standard, featuring quality fixtures and a sleek, contemporary finish. Additional storage solutions include hallway cupboards and a dedicated utility cupboard, further enhancing the functionality of the home.







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

Approximate Area = 769 sq ft / 71.4 sq m

Store = 40 sq ft / 3.7 sq m

Total = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1293719

Other highlights include an allocated parking space, visitor parking and access to beautifully maintained communal gardens and a secure bike store. Surrounded by stunning countryside views, this apartment offers a tranquil setting within a well-connected location.

Lease: 105 years remaining

Service Charge: £2,227.84 pa

Ground Rent: £200 pa

Chichester District Council – 25/26 Tax Band D £2,347.16
EPC–C

Location – The village of Runcton is situated approximately three miles south east of Chichester. Within the village is The Walnut Tree pub and restaurant, and in the nearby village of North Mundham is a popular primary school, plus a farm shop on the Lagness/Pagham road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and 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 excellent sailing facilities around Chichester Harbour and windsurfing 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 – Proceed south down Vinnetrow Road and at the roundabout proceed straight over into Mill Lane. Follow the road south into Runcton Lane. Continue for half a mile and turn right into Woldhurst Court and the development is at the end on the right. what3words – tigers.slope.bake

