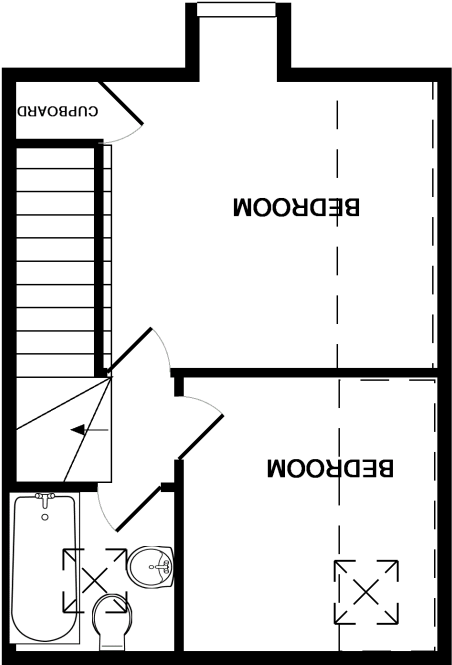
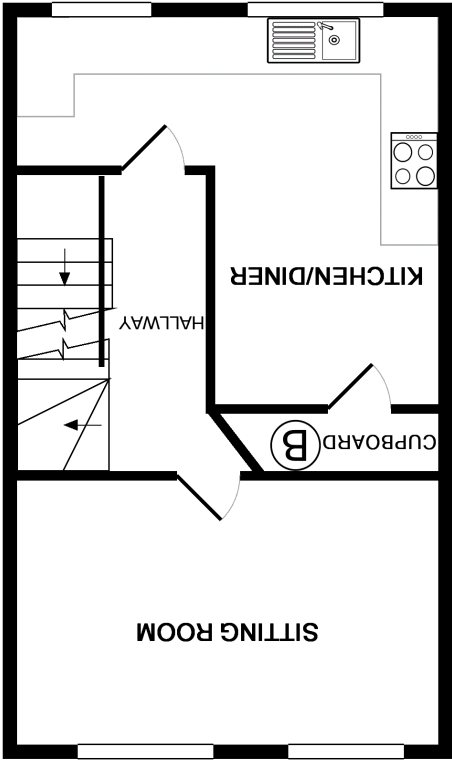


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

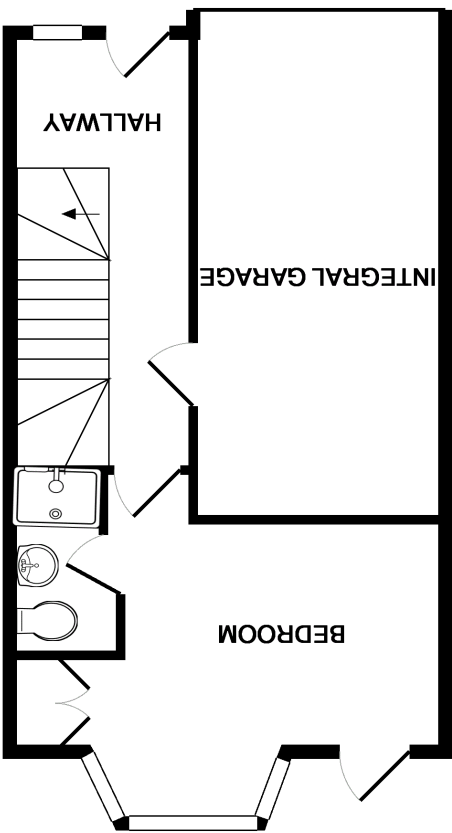
2ND FLOOR



1ST FLOOR



GROUND FLOOR



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Chichester

105 Woodlands Lane, Chichester, PO19 5PF.

Situated in a quiet residential close approximately ¼ mile north of the city centre, a spacious **terraced townhouse**. The property comprises 3 bedrooms with bathroom and shower room ensuite, a good-sized kitchen/dining room, **integral garage** and private rear garden. The property has gas fired central heating, sealed unit double glazing and is within easy reach of the city’s main shopping precinct with regular bus service nearby.

The accommodation is arranged as follows:

Panelled front door to:

HALL: Telephone point. Concealed radiator. Understairs coats cupboard. Door to garage and to:

BEDROOM 1: 12’9 x 10’8. + bay window. Fitted double wardrobe. Double radiator. Half glazed door to rear garden.

SHOWER ROOM

ENSUITE: Fully tiled shower cubicle with thermostat control. Wash hand basin with light, mirror and shaver point over. Low level WC. Radiator. Towel rail. Extractor fan.

Stairs to:

1st FLOOR LANDING: Concealed radiator. Door to:

SITTING ROOM: 15’ x 10’8. Two radiators. TV aerial point.

KITCHEN/DINING ROOM: 15’1 x 15’ (L-shaped). Range of oak faced base and wall cupboards. Inset 1 ½ bowl stainless steel sink. Plumbing for dishwasher and washing machine. Neff electric double oven. Gas hob with cooker hood over. Space for fridge/freezer. Radiator. Airing cupboard with lagged copper cylinder (immersion). Cupboard housing Potterton gas boiler for domestic hot water and central heating.

Stairs to:

2nd FLOOR LANDING: Hatch to loft.

BEDROOM 2: 11’10 x 12’ max into dormer window. Double radiator. Large eaves wardrobe cupboard.

BEDROOM 3: 9’3 x 9’10. Built in double wardrobe. Radiator. Large eaves store cupboard.

BATHROOM: Panelled bath with mixer tap, shower attachment and tiled surround. Low level WC with concealed cistern. Pedestal wash hand basin with mirror, light and shaver point over. Radiator. Towel rail.

SERVICES: All main.

EXTERIOR: To the front of the property is a small garden area with flowerbeds and shrubs. Brick paved driveway with **parking for 1 car** leads to an **integral garage 17’6 x 8’3** with up and over door, electric light and power, gas and electric meters, water tap and courtesy door to the main house.

The main garden lies to the rear being laid to lawn with paved terrace, flowerbeds and shrubs. Timber built garden shed (in need of attention) and pedestrian gate.

PRICE GUIDE: £349,000 FREEHOLD

DIRECTIONS:

From the centre of Chichester north to the end of North Street and at the Northgate circulatory system take the 2nd exit into St Pauls Road and follow the road for approximately 400 yards and turn into Little Breach and immediately left into Woodlands Lane. Take the 2nd turning left and No105 will be found on the right-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

