



42 Newlands Lane, Chichester, PO19 3AR

Guide Price **£240,000 - Leasehold**

42 Newlands Lane, Chichester

Delightful first floor flat in a popular residential area.

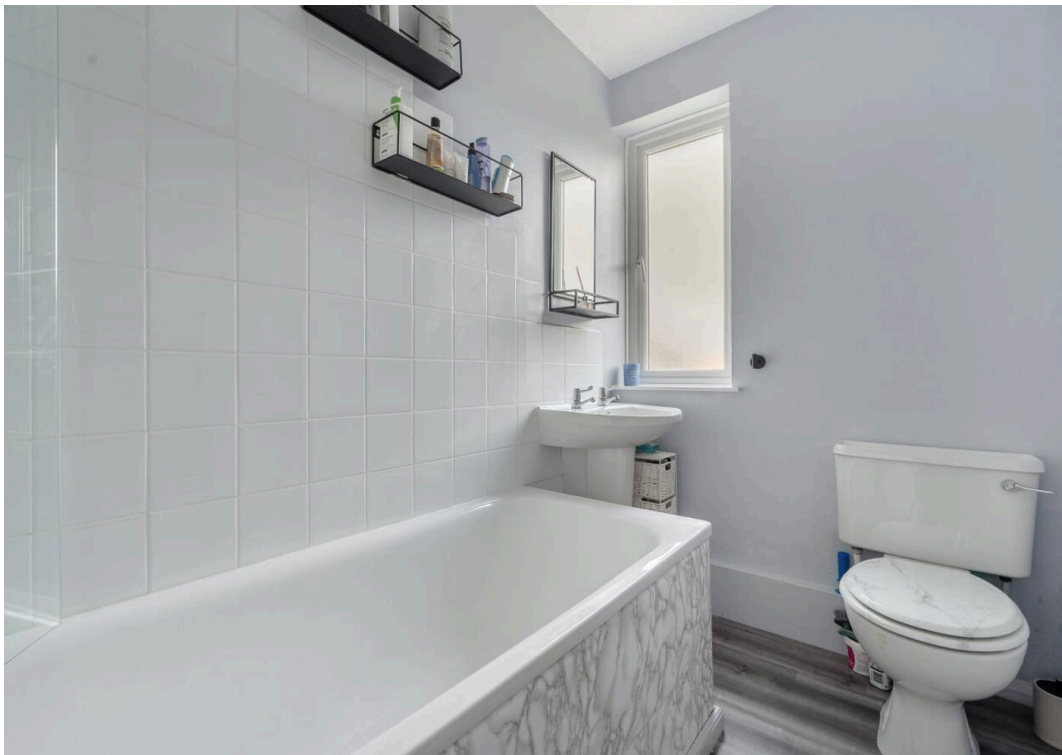
- Private Entrance
- Modern Kitchen
- Contemporary Bathroom
- Sunny South Facing Lounge
- Two Double Bedrooms
- Private Garden
- Allocated Parking Space
- Situated in Convenient Location

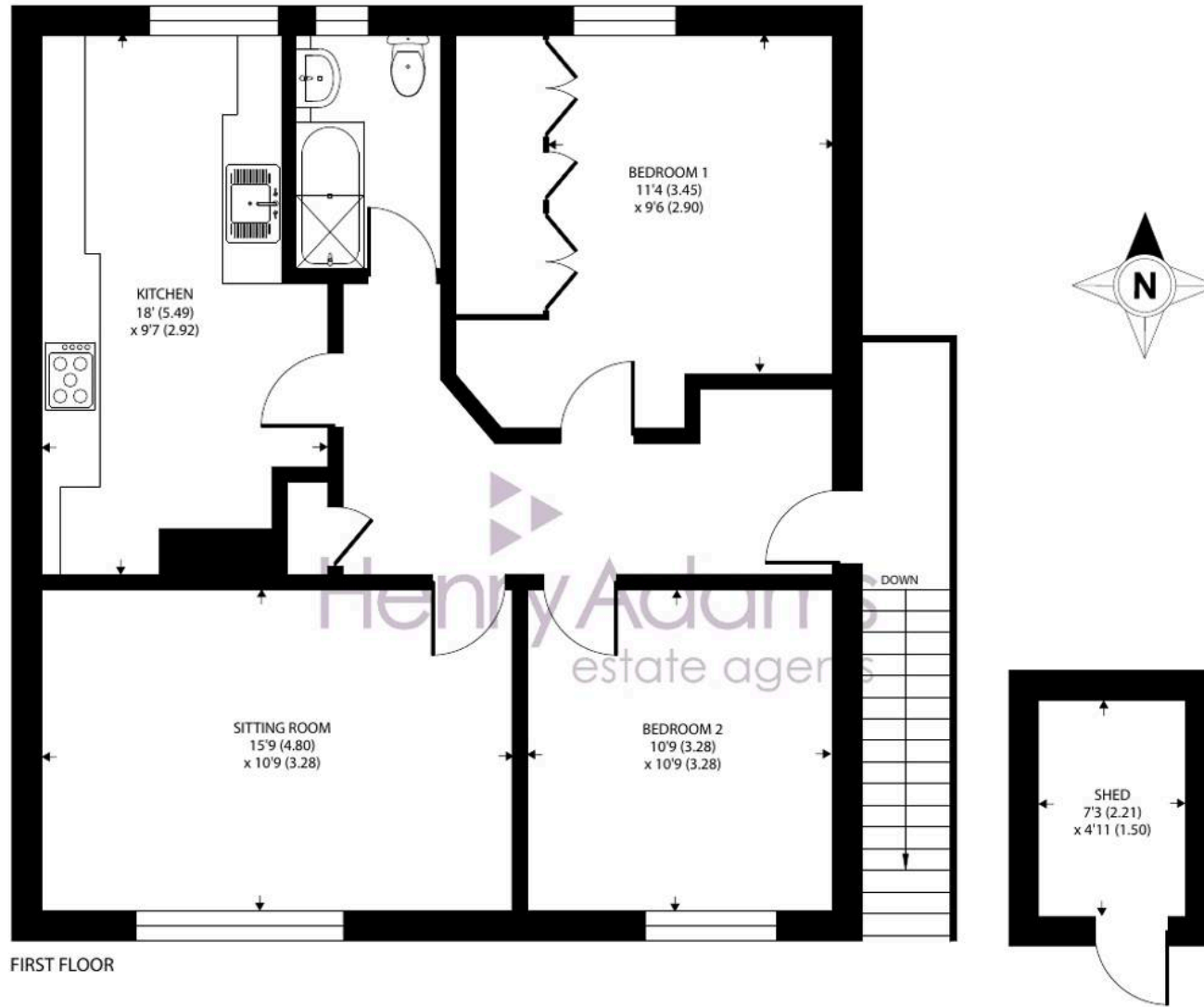
This well-presented first-floor apartment offers comfortable and well-proportioned accommodation throughout, comprising two generous double bedrooms. The property is conveniently located close to local schools and everyday amenities, with the historic city of Chichester just a short distance away, providing a wider range of shops, restaurants, and transport links.

Internally, the apartment features a bright and spacious lounge, a modern fitted kitchen with ample storage and worktop space and a contemporary bathroom. Both bedrooms are well-proportioned doubles, offering flexibility for family living, guest accommodation or home working. The property further benefits from an external staircase leading to its own private front door, as well as built-in storage throughout.

Externally, the apartment is complemented by a private fenced garden, ideal for pets and children. Allocated parking located to the rear of the building.







FIRST FLOOR

Approximate Area = 849 sq ft / 78.8 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 885 sq ft / 82.2 sq m

For identification only - Not to scale



Lease - 87 Years remaining approx

Service Charge - Approx £600 PA

Ground Rent - Approx £10 PA

Chichester District Council - 25/26 Tax Band B £1 817.72
EPC-D

Location - The sought after Parklands area of Chichester is close to countryside and the Centurion Way cycle path, linking West Dean and Chichester. Nearby is a parade of local shops, primary and secondary schools. The city centre of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre 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 excellent 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). Pass Parklands Road on your left and proceed up the hill and take the next turning on your left into Sherborne Road. Take the second turning on the right into Newlands Lane where number 42 is along on the right hand side.
What3words - served.dream.models

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

