



**WHITLOCKS**  
ESTATE AGENTS

5 Woodcote House Lavant Road, Chichester

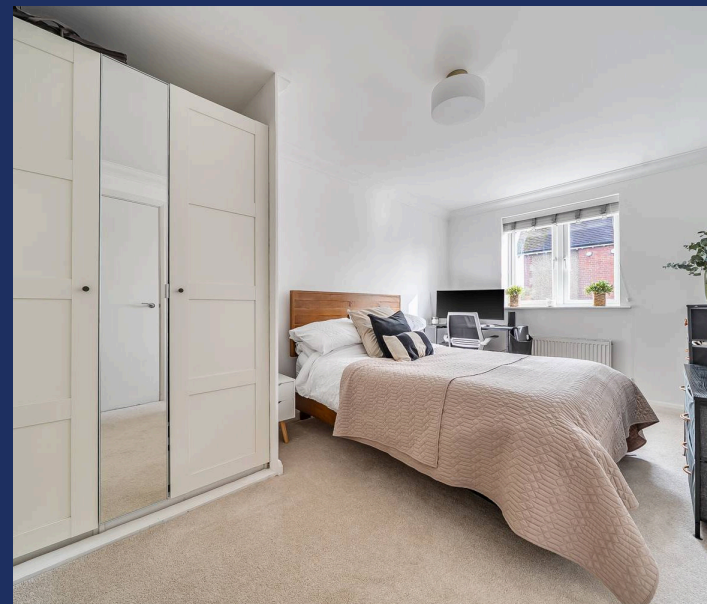
Guide Price £280,000



Once inside the newly renovated, multi aspect accommodation is arranged over one level and to the front has a westerly facing aspect. As you enter there is an entrance hall which leads to a spacious, en-suite master bedroom benefiting from built in storage. Moving through the property there is an updated family bathroom and a second double bedroom. The focal point of the accommodation is a stunning open plan sitting/dining room which has a westerly facing aspect at one end and flows nicely into a recently fitted, contemporary kitchen at the other. The kitchen also has a window allowing natural light to flow throughout the space.

Outside to the rear there is a well-kept communal garden and to the front of the block there is allocated residents parking along with first come first serve visitor spaces. There is also communal bike and bin storage.

- No onward chain
- First floor apartment
- Gas fired central heating
- Two double bedrooms
- En-suite master bedroom
- Family bathroom
- Communal Garden
- Allocated off road parking
- Visitor parking
- Close to city the centre, local transport links and Festival Theatre



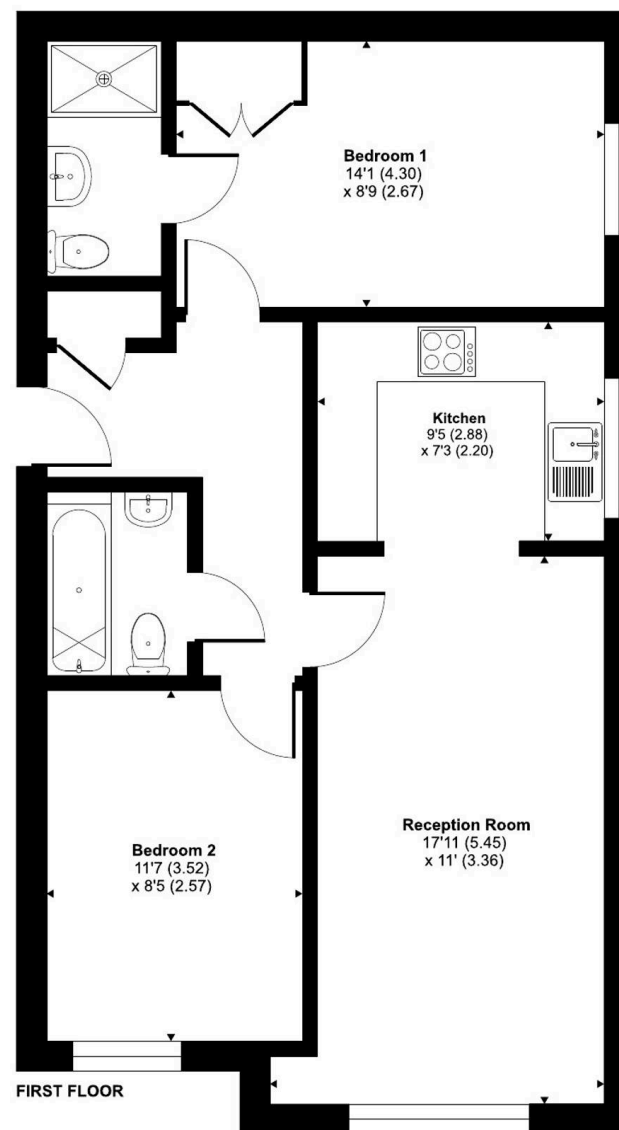
Chichester offers an abundance of shops as well trendy cafes, restaurants, bars as well as a Festival Theatre, additionally, there are fantastic transport links including a reliable bus service and train station with a direct line to London Victoria. Chichester is also within close proximity to Goodwood which is famous for its special events including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts as well as a season of Horse Racing including the Qatar Goodwood Festival. Chichester offers plenty of beautiful walks and cycle routes on its doorstep, including Brandy Hole Copse Woodland, Centurion Way or onto the picturesque Chichester Marina to watch the boats and yachts. You are also within a short drive to Selsey Sea Front as well as the ever-popular white sand beach, the West Wittering's.

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## Woodcote House, Lavant Road, Chichester, PO19

Approximate Area = 628 sq ft / 58.3 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). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1422063





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B