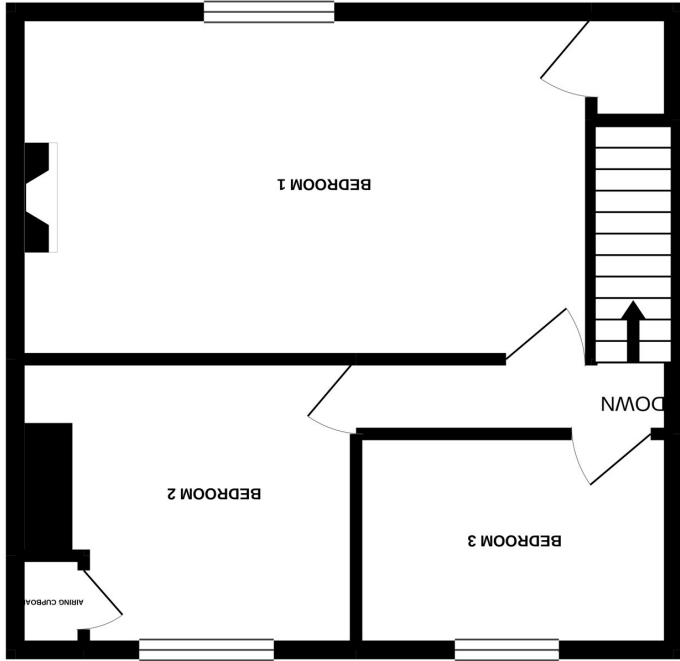
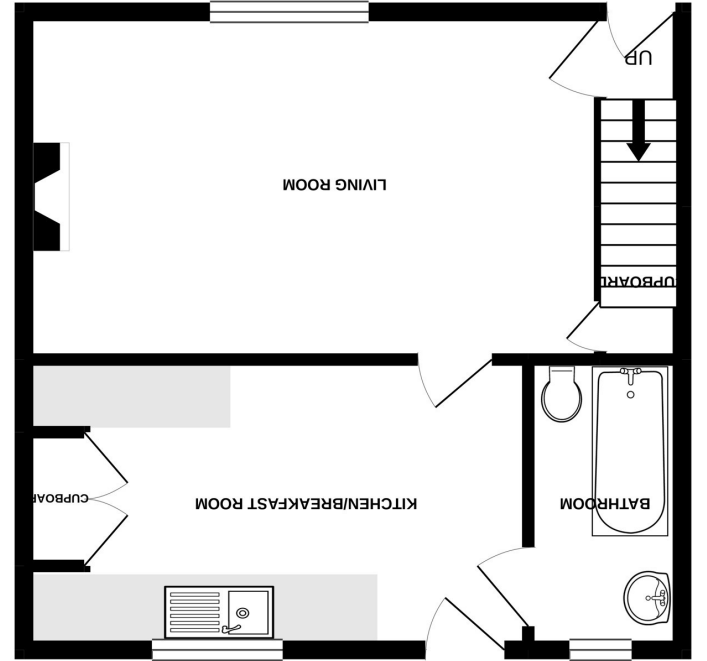




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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1ST FLOOR



GROUND FLOOR

# STRIDE & SON

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Funtington



### **Corner Cottage, Funtington, Chichester, PO18 9LN.**

Situated in this popular Downland village some 4 miles north-west of Chichester an attractive Grade II period end of terrace cottage. The property which is in need of complete renovation is of brick and flint elevations under a tiled roof and offers **3 bedrooms** with a good-sized living room, kitchen and ground floor bathroom. The cottage sits in a large corner plot with **vehicular access off Hares Lane and a detached brick and tiled garage**.

Corner Cottage is within easy walking distance of Funtington's local pub, farm shop and historic church and is within striking distance of Goodwood which is renowned for its horse racing and also provides a country club and golf course as well as playing host to its annual Festival of Speed and the Revival meeting at its historic motor circuit. The surrounding countryside of the South Downs National Park provides many opportunities for walking and riding and Chichester Harbour and the historic sailing village of Bosham are some 4 miles away with the waters of The Solent and Chichester Harbour providing fantastic sailing facilities. A little further afield are the beaches at West Wittering providing many other facilities for water sport enthusiasts including windsurfing and kitesurfing.

Mainline stations at Chichester and Havant provide regular services to London Victoria and Waterloo respectively, together with frequent services to both Gatwick and Southampton airports.

The accommodation is arranged as follows:

Half glazed front door to:

**HALL:** Door to:

**LIVING ROOM:** 18'2 x 11'. Open fireplace with Minster style stone surround. Recessed shelving and meter cupboard to either side. Polished brick flooring. Night storage heater. Understairs store cupboard. Door to:

**KITCHEN/BREAKFAST ROOM:** 15'11 max x 9'2. Range of fitted base and wall cupboards. Inset stainless steel sink with mixer tap. Plumbing for washing machine. Electric cooker point. Glazed door to rear garden. Door to:

**BATHROOM:** 9'3 x 4'10. White suite comprising panelled bath with mixer tap, shower attachment and tiled surround. Low level WC. Pedestal wash hand basin. Extractor fan. Fan heater.

Stairs to 1<sup>st</sup> floor landing, doors to:

**BEDROOM 1:** 18'4 x 11'. Fireplace (blocked off) with tiled surround. Night storage heater. Wardrobe cupboard. Hatch to loft.

**BEDROOM 2:** 10' x 10'9 max. Fireplace (blocked off). Airing cupboard with lagged copper cylinder (immersion). Night storage heater.

**BEDROOM 3:** 9'11 x 6'10. Night storage heater. Hatch to loft.

**SERVICES:** All main except gas.

**EXTERIOR:** To the front of the property is an attractive lawned garden with flowerbeds and shrubs, low brick and flint garden wall and side access to the rear garden. Double gates give vehicular access off Hares Lane with a tarmac drive leading to a **detached brick and tiled garage 17'8 x 13'4** with electric light and power. The garage incorporates a coal bunker and log store. The rear garden is a good size being laid to lawn with herbaceous beds and shrubberies as well as a number of specimen trees. The whole is now in a somewhat overgrown condition.

### **PRICE GUIDE: £395,000 FREEHOLD**

**DIRECTIONS:** Leave Chichester to the north-west on the B2178 following signs to West Ashling and Funtington. Follow the road passing through East Ashling and carry on into Funtington Village. Corner cottage will be found just beyond the Fox & Hounds pub on the right-hand side of the road on the corner, the drive being accessed off Hares Lane.

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

