



FOXLEY COTTAGE, HUNSTON

STRIDE & SON

Established 1890

FOXLEY COTTAGE, 17 FOXBRIDGE DRIVE, HUNSTON, PO20 1NQ

PRICE GUIDE £415,000 FREEHOLD

Set in a quiet, attractive location, just 2 miles from Chichester city centre, Foxley Cottage is a 3 bedroom link-detached house with south facing rear garden, garage and off street parking for two cars.



GROUND FLOOR:

ENTRANCE HALL

DUAL ASPECT SITTING ROOM LEADING ONTO GARDEN

KITCHEN/DINING ROOM

CLOAKROOM

FIRST FLOOR:

MASTER BEDROOM WITH ENSUITE SHOWER ROOM

FURTHER DOUBLE & SINGLE BEDROOMS

FAMILY BATHROOM

OUTSIDE:

SOUTH FACING LAWNED REAR GARDEN

SINGLE GARAGE WITH DOOR TO GARDEN

OFF STREET PARKING FOR 2 CARS



DESCRIPTION:

Close to Chichester yet set in a generous garden plot and offering a good deal of privacy being tucked back in this **sought-after peaceful cul-de-sac**. An offset **single garage**, off street parking and **south facing rear garden**. Believed to date from 2001, Foxley Cottage is a well-proportioned modern **3 bedroom**, link-detached house located in the village of Hunston just **2 miles south of Chichester city centre**.

Briefly, the property comprises an entrance hall leading into the bright dual aspect living room with fitted electric fire and sliding patio doors giving convenient access to the rear garden. There is a good-sized welcoming kitchen/dining room with a range of fitted base and wall units, fitted oven, hob with extractor hood over, integrated fridge/freezer, dishwasher, space for washing machine and a useful understairs storage cupboard. From the kitchen, a door leads to the rear lobby, with WC and door to garden.

From the entrance hall, stairs lead to a first-floor landing, Master bedroom with built-in wardrobe and ensuite shower room, a further double bedroom with built-in wardrobe and access hatch to loft space, a bright single bedroom and a family bathroom with large cupboard housing the boiler. The property is approached via a block-paved driveway to a **single garage** with pitched roof and courtesy door to the garden. The driveway has parking for 2 cars and a path leading to the front door. The garden to the front of the property is laid to lawn, as is the south facing rear garden, which is enclosed and bounded by flowerbeds and fencing.



LOCATION:

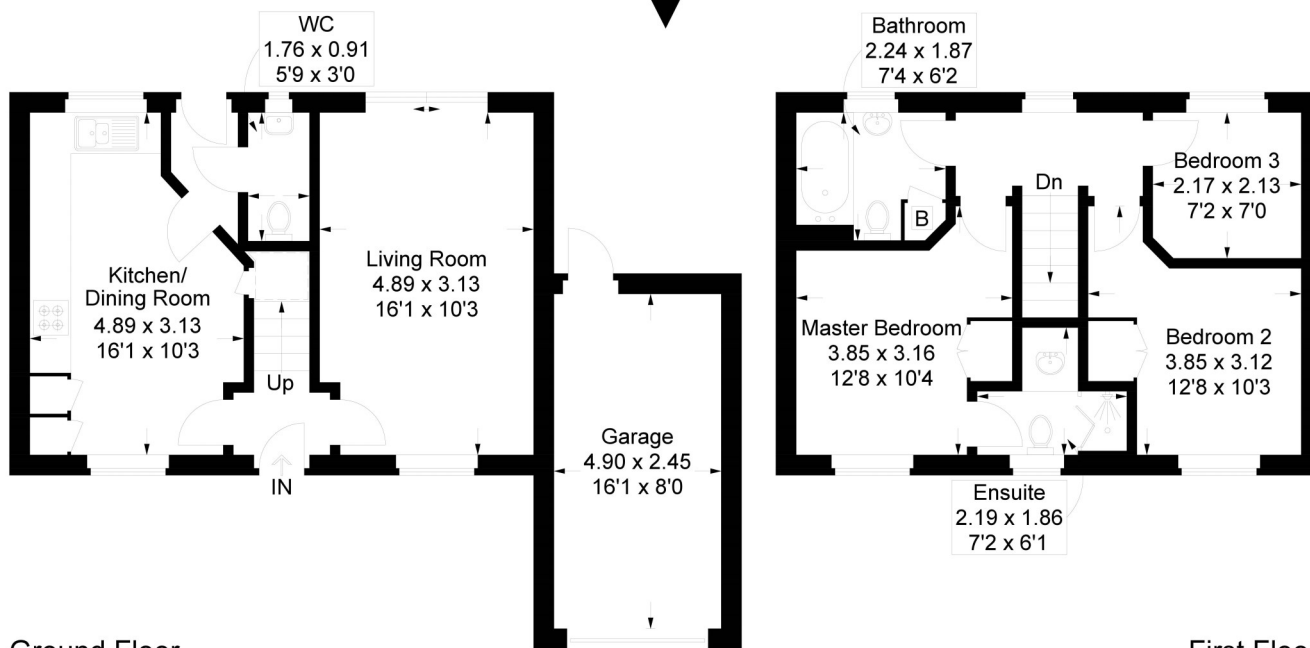
Foxbridge Drive is situated close to Chichester in the popular village of Hunston, with a local public house, Post Office and shop. There is a regular bus service to the city as well as the **canal path which offers a pleasant walk to Chichester and is located within a few hundred yards of the property.**

Chichester offers a wide range of cultural, leisure and shopping facilities including the Festival Theatre and Pallant House Gallery, whilst the Goodwood Estate to the north hosts horseracing events as well as the Festival of Speed and Revival Meetings. Watersports and sailing may be enjoyed from several centres and clubs around Chichester Harbour. The mainline station at Chichester provides train services along the south coast, and to London Victoria and Waterloo (via Havant).



Foxbridge Drive, Hunston

Approximate Gross Internal Area = 87 sq m / 937 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 87.6 sq m / 943 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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SERVICES: All main

LOCAL AUTHORITY: Chichester District Council, East Pallant House, Chichester,

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Council Tax Band—Band D

Energy Rating— C

DIRECTIONS:

From Chichester proceed south along the B2145 following signs to Hunston & Selsey. At the roundabout take the 2nd turning and continue along the B2145. On reaching Hunston at the mini roundabout turn left into Foxbridge Drive. Continue along Foxbridge Drive passing the turning to Farm Close and Outram Way, and Foxley Cottage, No. 17, will be found on the righthand side of the road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

