



## Appledram Lane South, Chichester, PO20 7PE

- An Impressive Four Double Bedroom Detached House
- Open Plan Kitchen / Livingroom
- Utility Room & Wet Room
- Prime Fishbourne Location

ASKING PRICE £700,000

- Driveway With Parking For Multiple Cars
- Enclosed West Facing Rear Garden
- Excellent Local Schools Nearby
- Opportunity To Extend (Subject To Planning)



This delightful home offers a perfect blend of modern comfort, ample space, and a desirable location. With four bedrooms, one bathroom, a ground floor wet room, an open plan kitchen diner, a separate formal living room, a dining room, a conservatory, a utility room, a west-facing rear garden and a driveway for multiple cars, this property is sure to impress and presents an excellent opportunity for those seeking a spacious and well-appointed detached family home.

Upon entering, you'll be greeted by a welcoming hallway that leads to the various living areas. The open-plan kitchen diner is the heart of the home, offering a modern and well-equipped space for cooking, dining, and entertaining. The kitchen features high-quality appliances, ample storage, and a breakfast bar, making it a perfect hub for culinary enthusiasts. The living room provides plenty of space for family gatherings, creating a warm and inviting atmosphere. This versatile space can be used as a relaxation area, a home office, or even a playroom, allowing you to make the most of the picturesque surroundings throughout the year.

Adjacent to the kitchen and lounge, you'll find the conservatory, which floods the space with natural light and offers panoramic views of the well-maintained west-facing rear garden. Back towards the front of the property is the formal lounge, ideal for relaxing and unwinding with a good book. This room offers a cosy ambience, perfect for intimate conversations or enjoying a movie night with loved ones. Additionally, there is a separate dining room, providing a more formal setting for special occasions and dinner parties.

Upstairs the property boasts four generously sized bedrooms, providing ample space for a growing family or accommodating guests. Each room is well-appointed, offering comfort and privacy. The shared bathroom is modern and tastefully designed, featuring contemporary fixtures and fittings. The master bedroom has a private W/C with a vanity sink but offers the opportunity to add a modern en suite shower room.

Outside, the west-facing rear garden offers plenty of space to spread out, providing a peaceful retreat for outdoor activities for kids or relaxation for adults. Whether it's enjoying a morning coffee on the patio, hosting a barbecue with friends, or watching the sunset, this garden offers endless possibilities for creating lasting memories.

Additional features of this property include a utility room, providing convenience for laundry and storage needs, and a driveway that can accommodate multiple cars, ensuring ample parking space for residents and visitors.

Located in Fishbourne, this property benefits from a sought-after location with easy access to local amenities, schools, and transportation links. The village offers a charming community atmosphere, while still being within reach of nearby Chichester City Centre.



# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

FAMILY ROOM / LOUNGE  
9' 9" x 11' 9" (2.97m x 3.58m)

DINING ROOM  
11' 1" x 11' 1" (3.38m x 3.38m)

KITCHEN / LIVINGROOM  
25' 6" x 12' 11" (7.77m x 3.94m)

CONSERVATORY  
13' 3" x 12' 11" (4.04m x 3.94m)

UTILITY ROOM

WET ROOM

## FIRST FLOOR

MASTER BEDROOM  
11' 02" x 11' 03" (3.40m x 3.43m)

W/C

BEDROOM TWO  
12' 01" x 9' 10" (3.68m x 3.00m)

BEDROOM THREE  
12' 02" x 8' 00" (3.71m x 2.44m)

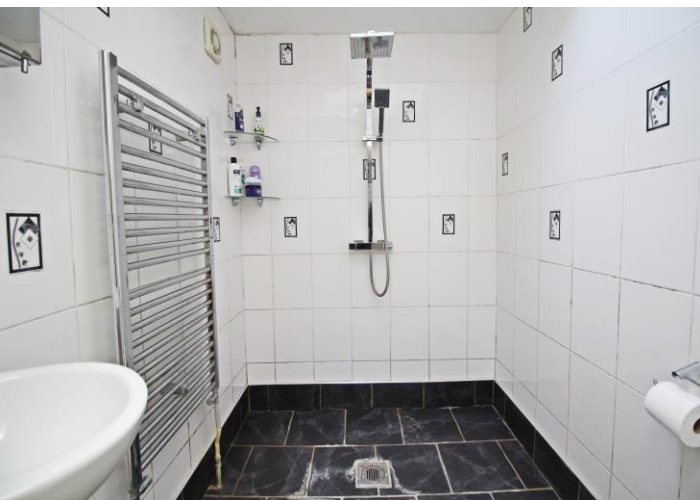
BEDROOM FOUR  
12' 0" x 8' 05" (3.71m x 2.44m)

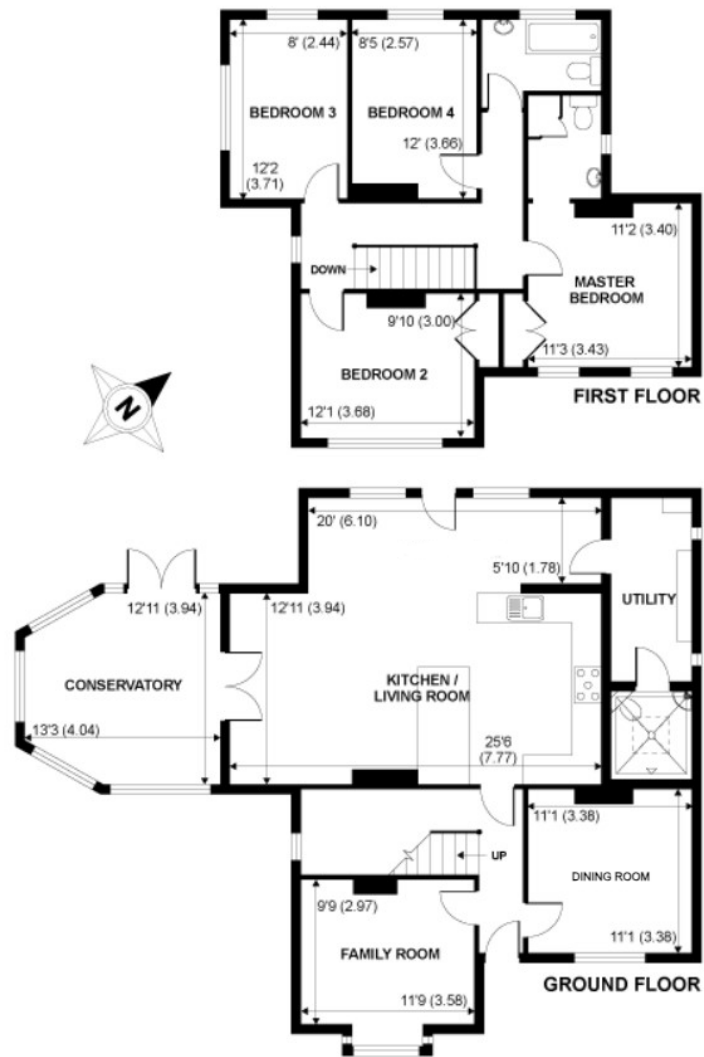
BATHROOM

## OUTSIDE

DRIVEWAY

WEST FACING REAR GARDEN





TOTAL GROSS INTERNAL FLOOR AREA 1787 SQFT / 166 SQM

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2011e

**Picture this...**

This is the ideal property to come home to after a long day!  
Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive to the Crown & Anchor and really soak up del quays picturesque atmosphere by enjoying some award winning seafood with unrivalled sea views

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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