





9 Church Lane, Funtington, PO18 9LH

A single storey dwelling in a quiet lane located in a popular village situated in the South Downs National Park



- ▶ 1,711 sqft
- ▶ South facing sitting room
- ▶ Principal bedroom with en-suite
- ▶ Family bathroom and separate cloakroom
- ▶ Mature south facing gardens
- ▶ Plot of approximately 0.48 of an acre
- ▶ Kitchen and utility room
- ▶ Three further bedrooms
- ▶ Double garage with store
- ▶ No forward chain

The property is located along a narrow lane just a stone's throw from the village church within this much requested village. Accessed via a shared entrance into a private driveway, this brick and flint single storey dwelling stands in beautiful mature gardens of approximately 0.48 acre.

The property itself offers flexible accommodation including a large spacious entrance hall, south facing sitting room with feature brick surround fireplace, dining room, utility room and kitchen with integrated dishwasher, oven and hob. The principal bedroom has built-in furniture and an en-suite bathroom. The remaining accommodation comprises of three further bedrooms all with built-in storage, a family bathroom and cloakroom.

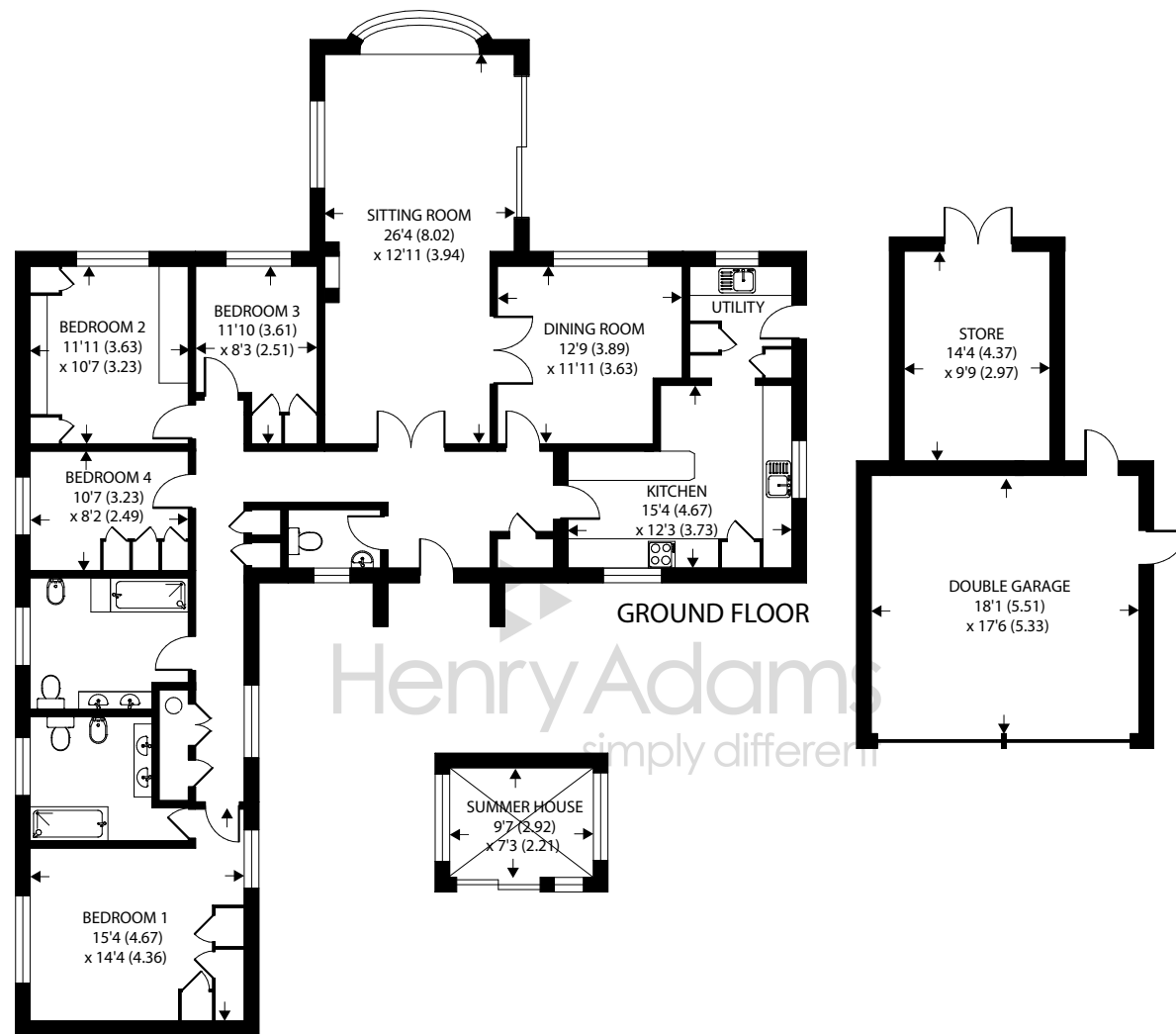
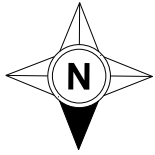
Outside the driveway leads to an area of parking and to a double garage with attached store to the rear. There is access to the rear garden via a set of wooden gates plus a single pedestrian gate. The south facing wrap around garden is laid to lawn, boarded by a pathway and then mature shrub borders. There is also a glass summer house and a green house.

Chichester District Council - 23/24 Tax Band G £3,478.50









Approximate Area = 1711 sq ft / 159 sq m

Garage = 323 sq ft / 30 sq m

Outbuilding(s) = 216 sq ft / 20 sq m

Total = 2250 sq ft / 209 sq m

For identification only - Not to scale



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.

Location

Funtington offers a public house, restaurant, farm shop whilst the cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the east and 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 Chichester proceed in a north west direction on the B2178 St Pauls Road. Proceed through the village of East Ashling and on into Funtington. On reaching Funtington take the second turning on the left into Church Lane. Towards the end there is a shared entrance with number 10 and then follow the driveway round to the right where the property can be found. w3w -grinning.curable.marzipan



