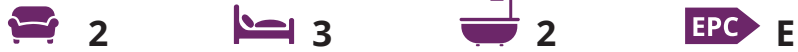




## April Cottage, Singleton

A charming cottage situated in an idyllic village in the South Downs National Park.



- ▶ Chain free cottage
- ▶ Kitchen
- ▶ Ground floor bathroom/WC
- ▶ Two first floor bedrooms
- ▶ Courtyard garden
- ▶ Sitting room
- ▶ Ground floor double bedroom
- ▶ Study
- ▶ Bathroom/WC
- ▶ Garage & driveway

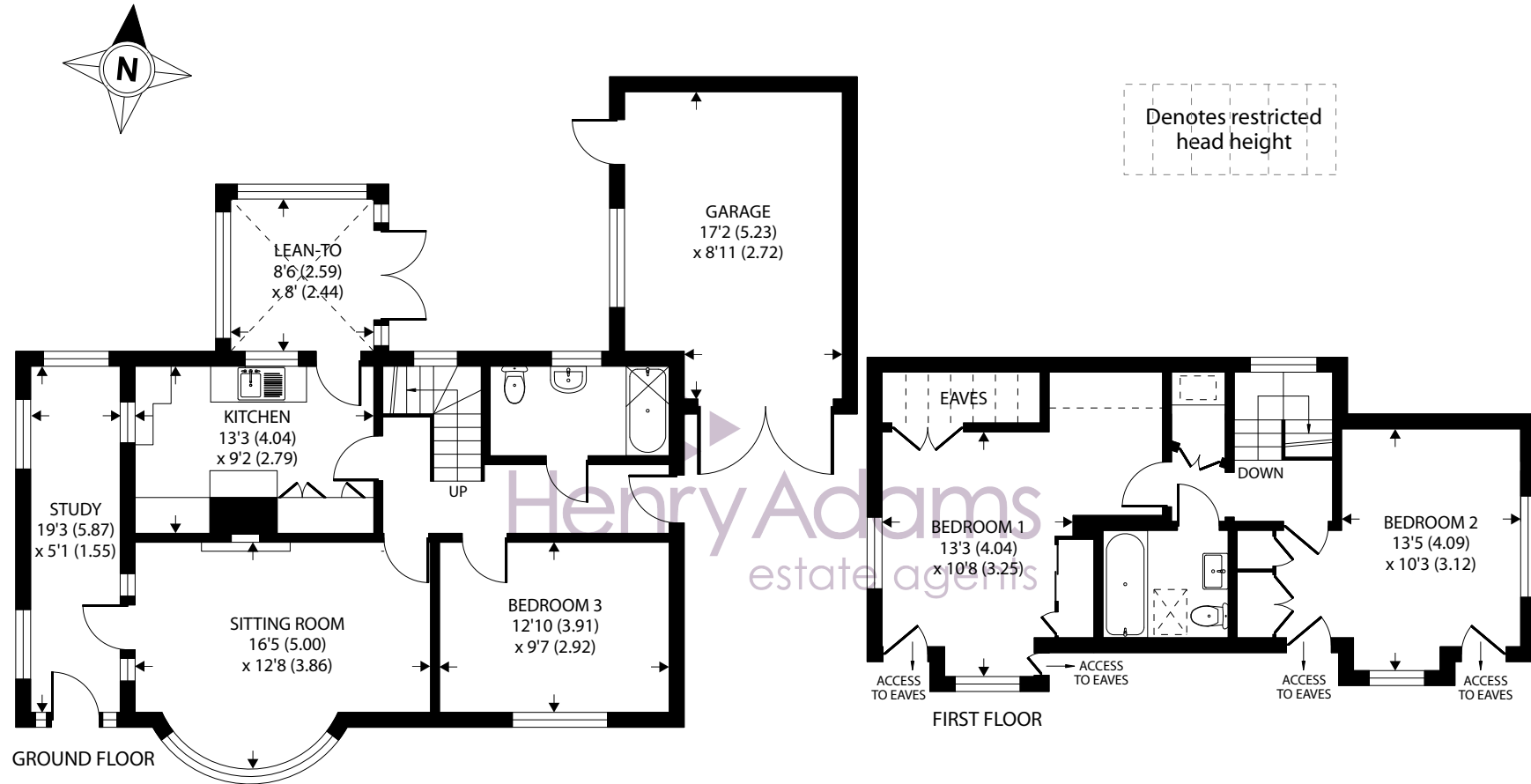
Situated in the desirable village of Singleton within the South Downs National Park and close to the Weald and Downland museum, lies this three double bedroom chalet style detached cottage.

Requiring modernisation and updating, the property boasts a versatile layout with a ground floor double bedroom alongside two additional double bedrooms on the first floor, each serviced by a bathroom/WC on their respective levels. The interior is further enhanced by a south facing sitting room with an attractive bow window, and a study offering a quiet space for work or leisure. Outside, a courtyard garden provides a peaceful retreat, while a driveway and garage offer convenient off-street parking.

With its sought-after location and potential for transformation, this property represents an exciting opportunity to craft a bespoke living space tailored to individual tastes and requirements in an idyllic Downland village.

Chichester District Council - 24/25 Tax Band e £2,759.86





Approximate Area = 1262 sq ft / 117.2 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1506 sq ft / 139.9 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

Singleton offers a local public house, primary school and church, a local village store can be found in the nearby village of West Dean. Close by Goodwood 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. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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 north along the A286 (Midhurst Road) passing through the village of Lavant. On reaching Singleton pass the cricket ground on your left and turn right into Charlton Road. April Cottage is a short distance along on the left.

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