



## 2 Waterloo Meadows, West Ashling

A well proportioned three bedroom house enjoying a semi-rural location.



- ▶ Semi-detached house
- ▶ Modern kitchen and utility
- ▶ Sitting room
- ▶ Bathroom/WC
- ▶ Driveway
- ▶ Three bedrooms
- ▶ Cloakroom
- ▶ Dining room
- ▶ Lovely views
- ▶ Garden

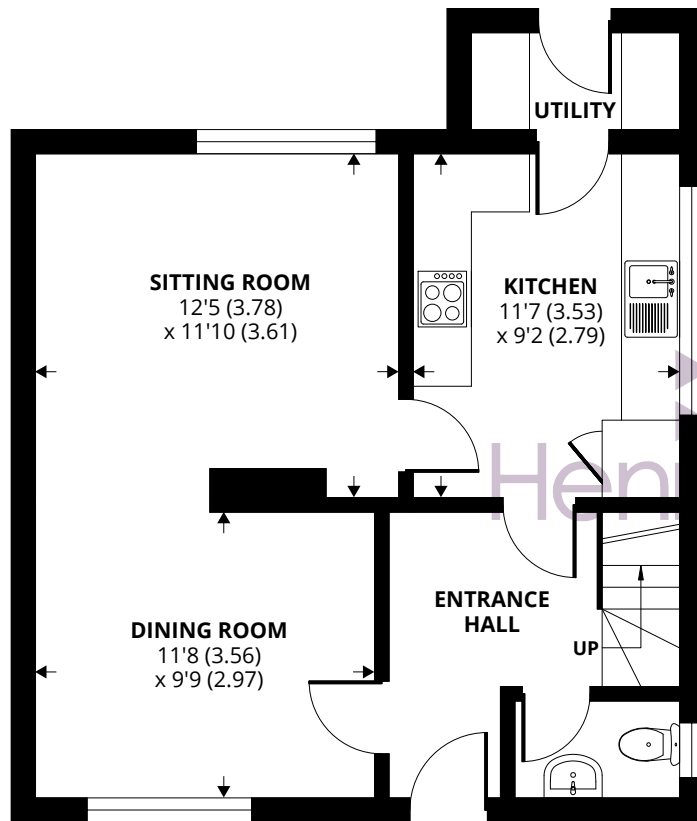
Situated just outside the South Downs National Park but enjoying lovely views over the park, lies this semi-detached house.

The accommodation offered is both practical and well proportioned and consists of a modern kitchen with utility, a sitting room, dining room and cloakroom. On the first floor, there is a bathroom/WC and all three bedrooms enjoy lovely views. The property is also offered for sale with the distinct advantage of no chain.

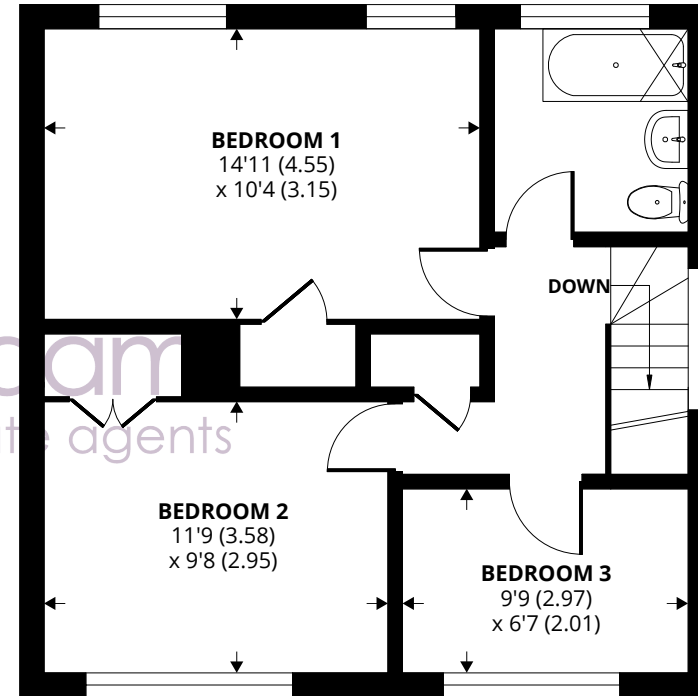
Outside, gardens can be found to three side of the property and are mainly laid to lawn with the principal garden enjoying a sunny south/west aspect. Off road parking for a number of vehicles can be found to the rear.

Chichester District Council - 24/25 Tax Band C £1,961.73





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1012 sq ft / 94 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

West Ashling is located about five miles north west of Chichester and has a local village pub, primary school and a picturesque mill pond. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around Chichester Harbour. Local amenities can be found in nearby Funtington and Bosham. 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. 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.

## Directions

From Chichester proceed to West Ashling and Funtington on the B2178. Pass through the village of East Ashling, take the next turning on the left into Southbrook Road, signposted to Bosham & West Ashling. On entering West Ashling turn right into Down Street which leads into Mill Road. Pass the mill pond and The Richmond Arms public house on the left and take the next turning on the left into Southbrook Road. Continue for 0.2 of a mile and turn right where the cottage will be found on the right. [what3words.com/chatting.prep.treetop](http://what3words.com/chatting.prep.treetop)

