





## 13 Hermitage Close, North Mundham

A semi-detached house in a cul-de-sac setting



- ▶ Extended semi-detached house
- ▶ Dining room
- ▶ Two utility rooms
- ▶ Bathroom/WC
- ▶ Integral garage and driveway
- ▶ Sitting room
- ▶ Kitchen/breakfast room
- ▶ Three bedrooms
- ▶ Garden
- ▶ Chain free

Situated in a pleasant cul de sac setting in the popular village of North Mundham, about two miles southeast of Chichester, lies this semi-detached house.

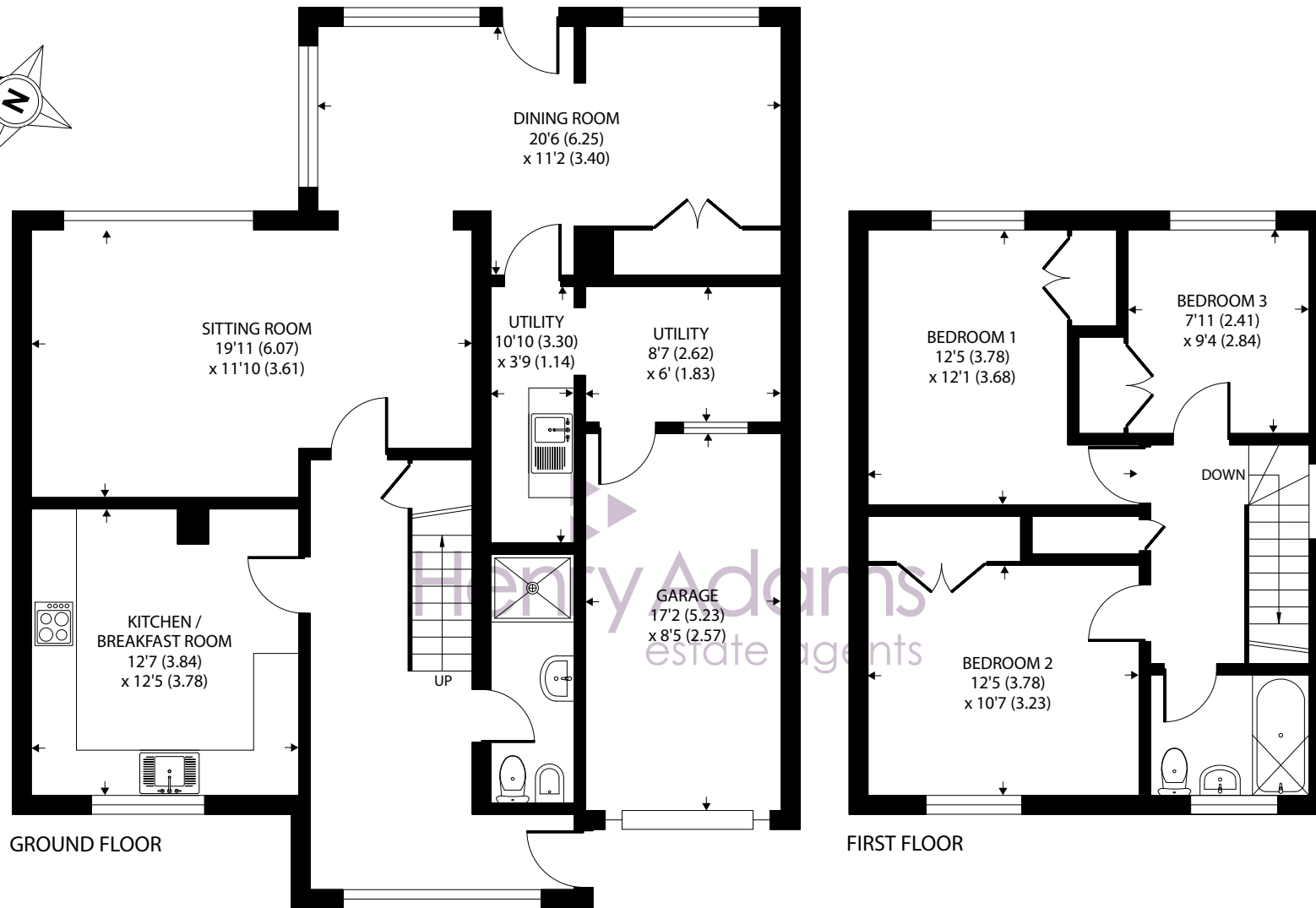
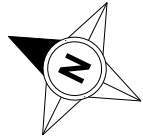
The property has been extended on the ground floor to create practical and well-proportioned accommodation. There is a sitting room with a dual aspect dining room leading off and in turn leads to two utility rooms and an internal door to the integral garage. A kitchen/breakfast room and shower room/WC can also be found on the ground floor. Three bedrooms and a bathroom/WC are situated on the first floor.

Outside, to the front of the property is a lawned area and driveway which leads to the integral garage. A garden can be found to the rear which is paved for low maintenance.

Chichester District Council - 24/25 Tax Band E £2,717.17

NB: There is currently a pending planning application (21/02878/out) for 19 houses in the field behind the property.





Approximate Area = 1399 sq ft / 130 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1543 sq ft / 143.3 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

The semi-rural village of North Mundham is situated approximately two miles south east of Chichester. Within the village is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, plus a farm shop on the Lagness/Pagham road. 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 north and is famous for its many event days. 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 take the third exit off at the Bognor Road roundabout into Vinnetrow Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right, take the turning left and follow the road down, turning left at the mini roundabout into Post Office Lane. Take the first left into Hermitage Close and number 13 is on the right. what3words - complains.wakes.voice

