



16 Stoney Meadow, North Mundham

A spacious mid terraced home in a popular village setting



- ▶ **Attractive modern home built 2018**
- ▶ **Contemporary kitchen and bathroom**
- ▶ **Gas central heating (under floor on ground floor)**
- ▶ **Rear garden backing onto open fields**
- ▶ **Sunny west facing sitting room**
- ▶ **Principal bedroom with en suite shower room**
- ▶ **Allocated parking directly in front of the property**
- ▶ **Balance of 10 year NHBC**

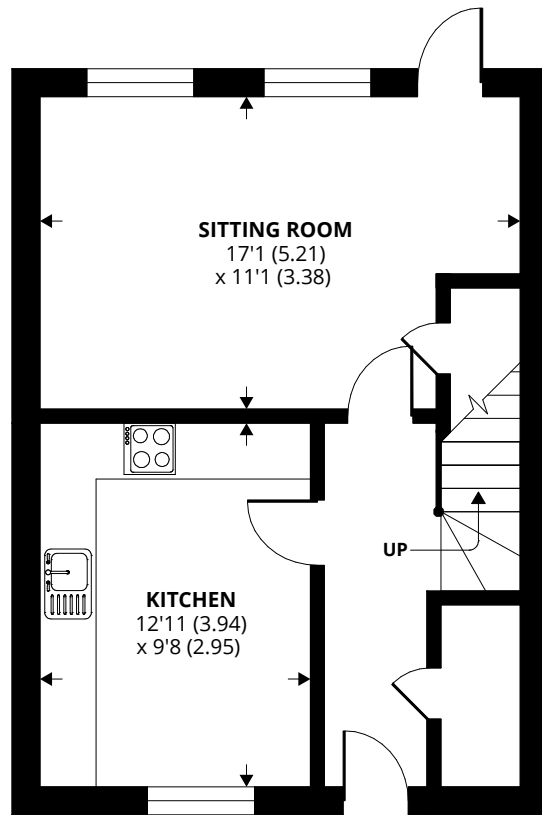
Nestled in a sought-after village location, this attractive 2-bedroom mid-terraced house presents a unique opportunity to acquire a modern home in a semi rural setting. Situated in a small cul-de-sac, this property boasts a blend of traditional charm and contemporary features.

Upon entry, a welcoming traditional entrance hall leads you into a cloakroom, adding convenience to the ground floor layout. The sunny west-facing sitting room beckons with its picture window and easy access to the rear garden, flooding the space with natural light. The heart of the home lies in the contemporary kitchen, fully equipped with essential appliances including an electric oven, gas hob, and cooker hood. Ascend the stairs to discover two well-appointed bedrooms, with the principal bedroom benefitting from an en suite shower room. The second bedroom provides ample space and flexibility to cater to various needs. A well-appointed bathroom, featuring a shower over the bath, completes the upper level, offering comfort and functionality.

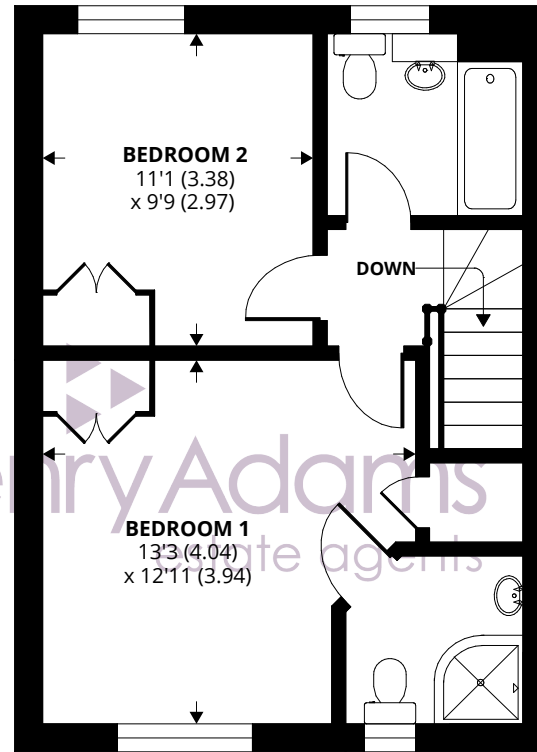
Designed with practicality in mind, this home boasts gas central heating, with underfloor heating on the ground floor. Outside, the property features an open-plan front garden and an allocated parking bay directly in front of the house. The rear garden offers a private retreat, showcasing a patio area ideal for al fresco dining, leading onto an extensive lawn area that backs onto open fields, providing a peaceful backdrop and a sense of openness.

Chichester District Council - 24/25 Tax Band C £1,976.13

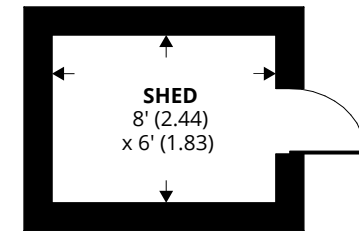




GROUND FLOOR



FIRST FLOOR



Approximate Area = 846 sq ft / 78.6 sq m

Shed = 48 sq ft / 4.4 sq m

Total = 894 sq ft / 83 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 the Bognor Road roundabout take the Vinnetrow Road exit. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left turn right into School Lane and then left into Stone Meadow. No 16 is at the end to the right. what3words -inner.filed.taken

