



7 Stoney Meadow North Mundham, Chichester, PO20 1AY

Fixed Price £187,500

 **Henry Adams**
estate agents



7 Stoney Meadow North Mundham

A fabulous opportunity to get onto the property ladder with shared ownership* or outright freehold purchase.

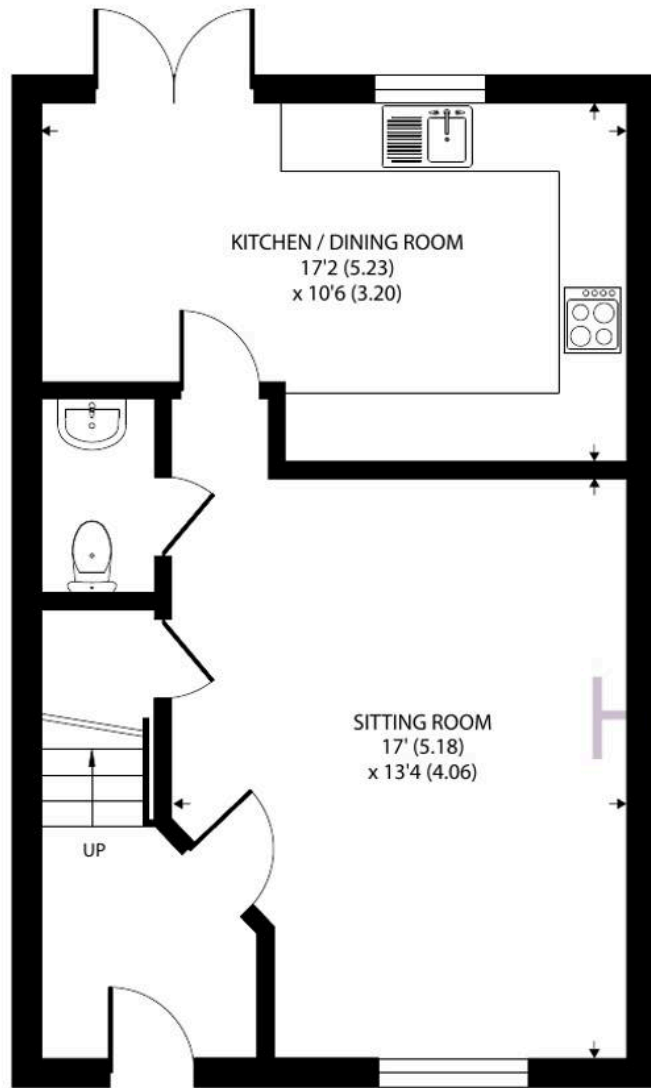
- Shared ownership from 50%
- Solar panels and gas central heating
- Rent of £475.57 per month on remaining 50% share
- Cul-de-sac village location
- Allocated parking with EV car charger
- En-suite bathroom and family bathroom
- South facing garden

Built in 2018, this bright cost efficient home has the additional benefits of solar panels installed by the present owners in November 2023 providing reduced electricity bills. There is gas central heating, underfloor downstairs and radiators upstairs. The property also offers the best of both worlds by location, being situated in a small residential cul-de-sac in the delightful village of North Mundham, yet just two and a half miles south of Chichester.

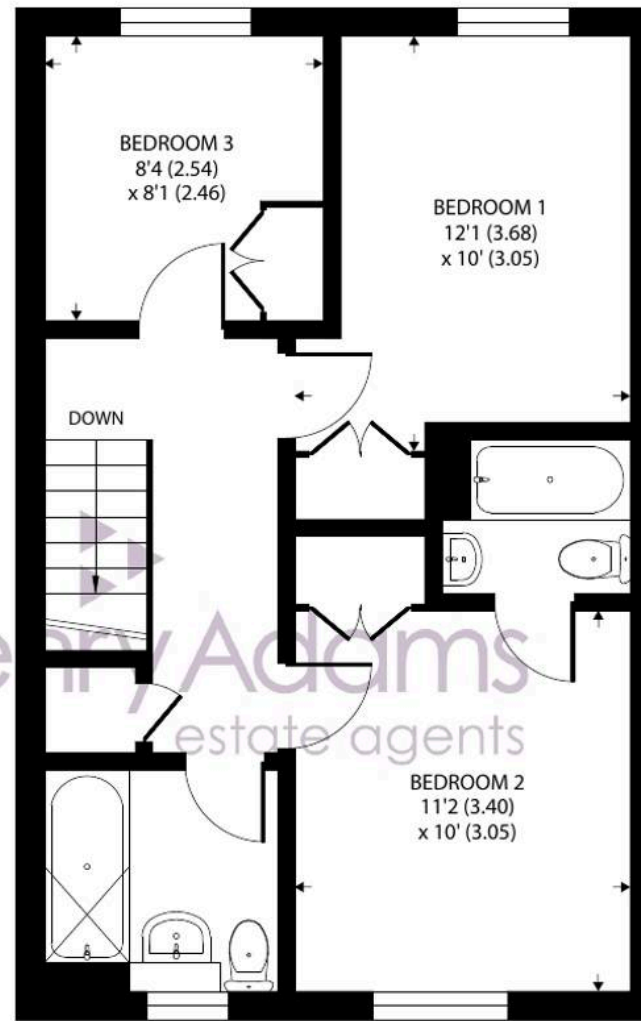
Step over the threshold into the entrance hall with stairs to the first floor. The spacious and welcoming sitting room leads through to the kitchen/dining room with French doors opening to the south facing rear garden. On the first floor there are three bedrooms and a family bathroom. The principal bedroom has an en-suite shower room with a shower over a short bath.



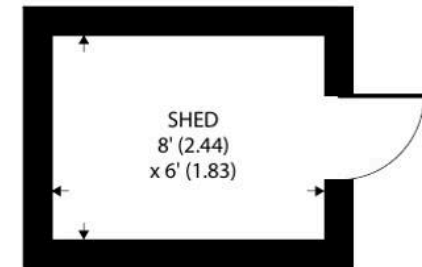




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 962 sq ft / 89.3 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1010 sq ft / 93.7 sq m

For identification only - Not to scale



Outside - There is an open plan front garden and two allocated parking spaces to the side, with an electricity storage battery and vehicle EV charger. At the rear there is a cottage style garden with a porcelain tiled patio. The garden backs onto a nature corridor and the rewilded canal. Service Charge: 51.07 per month.

There is also the option to increase your investment up to and including the whole freehold, currently valued at £375,000. Agents note* Shared ownership is subject to meeting terms and conditions as set out by Stonewater Limited. Details of equity percentage/reduced rental payments, terms and conditions, available on request.

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.

Chichester District Council - 24/25 Tax Band D £2,223.40 EPC-B

From the Bognor Road roundabout take the Vinnetrov 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 7 is towards the end on the left. what3words - stand.stray.leads

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

