



Admirals Walk

Funtington, Chichester, West Sussex



**Tod
Anstee**

Property Consultants





2 Admirals Walk

A very well presented and spacious detached house, with a south-facing garden, located off a cul de sac in a highly desirable village within the South Downs National Park.



Gross Area 2,180 sq ft / 202.5 sq m

GROUND FLOOR

- Reception Hall
- Sitting Room
- Open plan Kitchen/ Breakfast Room
- Family Room
- Dining Room
- Integral Double Garage with Utility Area
- Cloakroom

FIRST FLOOR

- Main Bedroom (en suite shower room)
- Three further Bedrooms
- Family Bathroom

SECOND FLOOR

- Fifth Bedroom (en suite shower room)

GARDENS AND GROUNDS

- Driveway with off street parking
- Delightful Landscaped Garden
- Patio Area



The Property

Believed to have been constructed in the early 1980's by the respected local developer Messrs D G Phillips, and with subsequent extensions including a rear addition and loft conversion, this spacious property offers well laid out and proportioned accommodation over three floors accompanied by being predominantly south-facing, allowing plenty of natural light. On the ground floor there is a living room (with a feature wood burner and wide sliding doors opening to the garden), a family room which opens into a superb tri-aspect dining/dayroom, with an expansive pitched roof and Velux windows enhancing space and natural light. Beyond there is a modern kitchen, with plenty of storage, which is open plan to a further seating area with double doors opening onto a south-facing patio. Completing the ground floor there is a wide entrance hall, cloakroom and access to an integral double garage which has a utility area. On the first floor there are four bedrooms and a family bathroom, with the main bedroom benefiting from an en suite shower room. Within the loft conversion there is a further double bedroom (en suite), with lovely views from the south-facing dormer window.

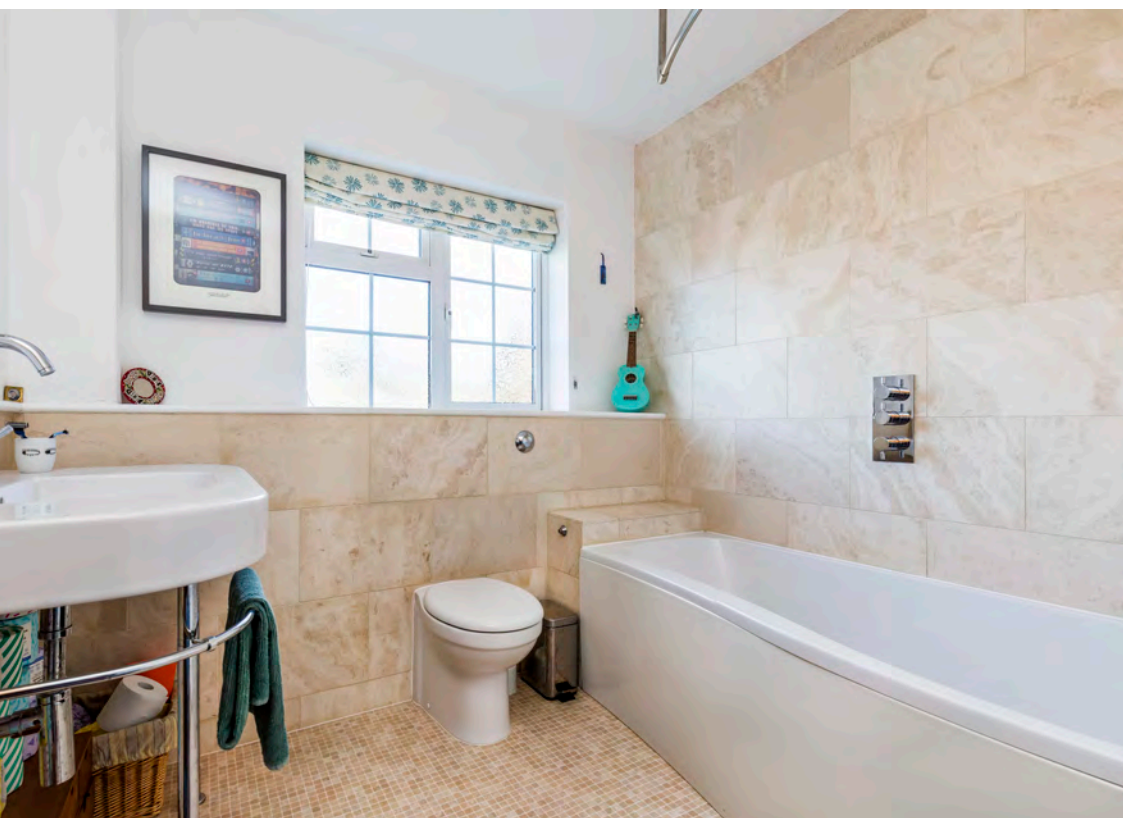




Garden

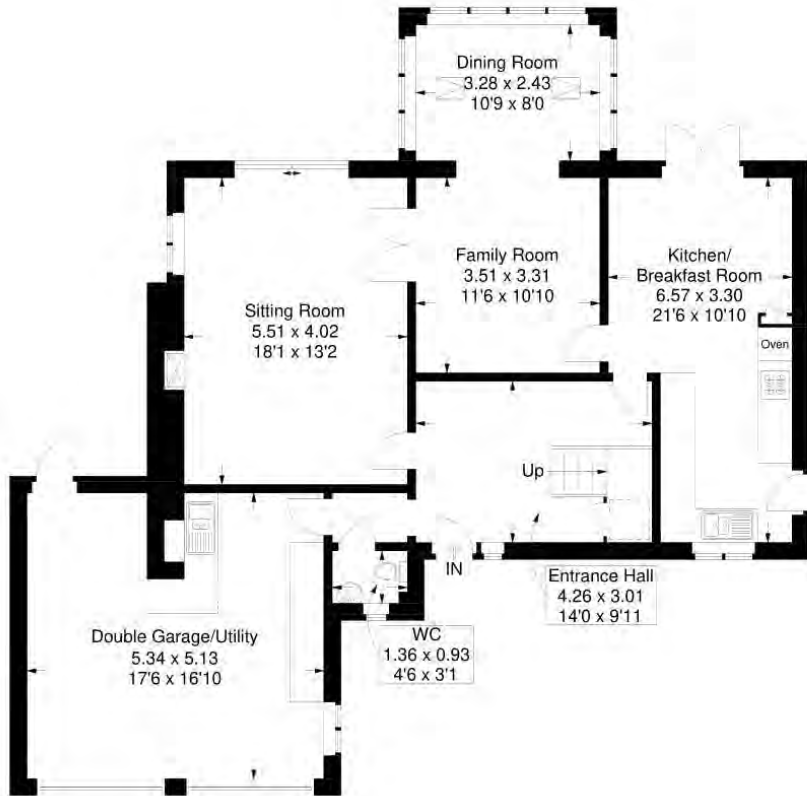
The rear garden is attractively landscaped and extends to approximately 40' in depth. Many areas are laid to lawn with many flowering shrubs and plants within the borders. A smart patio extends across the rear of the house where there is also a BBQ area. To the front of the property off street parking is provided on the driveway along with access to the double garage.



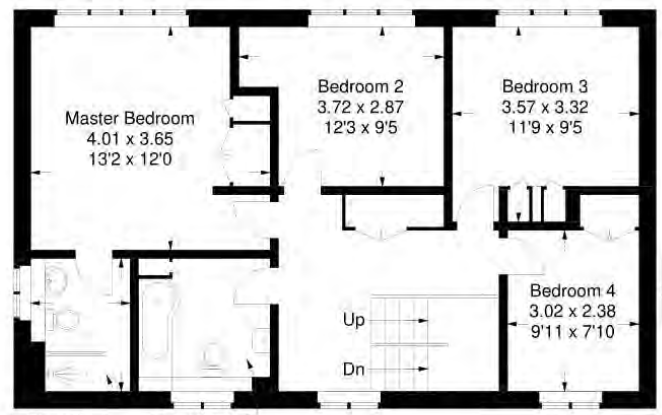


Admirals Walk, Funtington

Approximate Gross Internal Area = 202.5 sq m / 2180 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 20.4 sq m / 220 sq ft
 Total = 222.9 sq m / 2400 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

Admirals Walk is situated within a tucked away position in the desirable village of Funtington about five miles to the west of the historic City of Chichester, renowned for the famous Festival Theatre, historic Cathedral, Pallant House Gallery, museums and wide variety of restaurants. Surrounded by stunning downland countryside Funtington is ideally positioned being both at the foot of the South Downs and being a short distance from Chichester Harbour. The historic harbourside village of Bosham is a short distance away, famous for its display within the Bayeaux Tapestry. The Solent and many nearby sailing clubs and marinas provide exceptional facilities for boating and sailing enthusiasts of all abilities. West Wittering and the National Trust Reserve of East Head offer spectacular scenery, sweeping beaches and a broad choice of recreational and water related sporting facilities. The village lies within the South Downs National Park and to the north there are many miles of beautiful walks and rides interspersed with lovely downland villages and popular public houses. At Goodwood (6 miles distant) there is the famous racecourse, golf courses and airfield and which is also home to the annual Festival of Speed and Revival meetings.

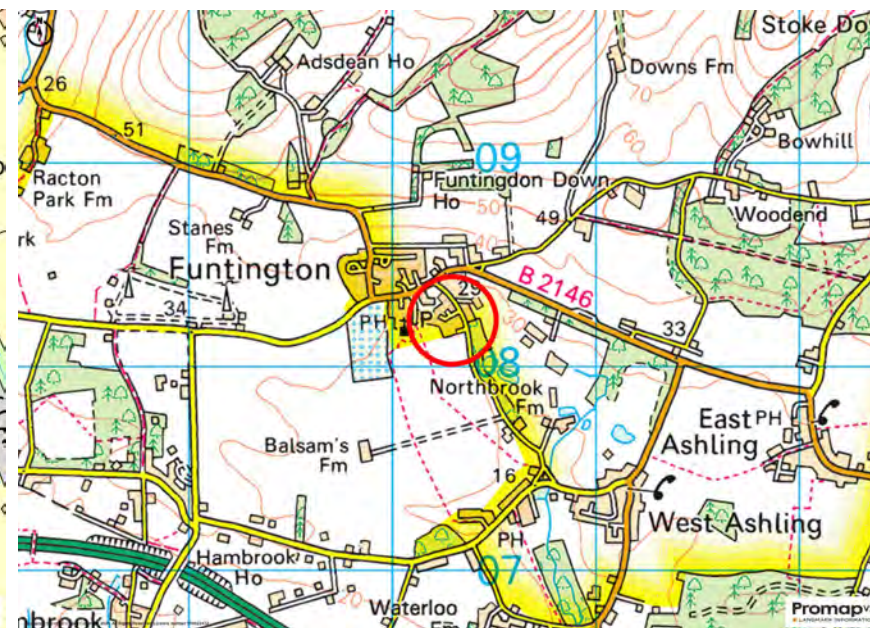
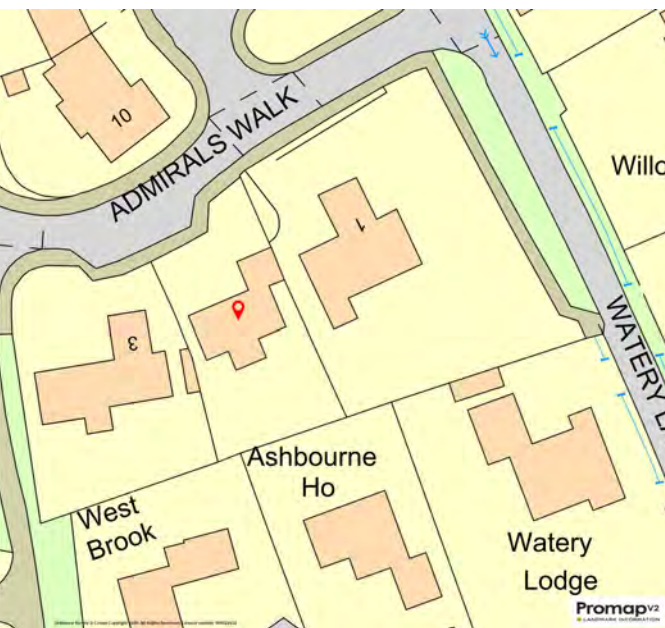
There is a long established farm shop in Funtington village with an abundance of local produce and for eating out there is the popular Fox & Hounds public house. Within the parish there is a primary school, church and village hall. There are many popular schools located within easy reach, including popular Oakwood School, which is situated a couple miles distant towards the city. There is also a regular bus service to Chichester, where there is a mainline rail service to London Victoria (from 90 minutes) via Gatwick Airport. From nearby Havant Station there are mainline services to London Waterloo (from 80 minutes) via Guildford and the A27 trunk road provides access to Brighton to the east and Southampton to the west.

Distances & Transport

Chichester: 5 miles | Bosham/Chichester Harbour: 4 miles | Goodwood: 6 miles | Chichester Station: 5.5 miles | Havant Station: 6 miles | Southampton Airport: 29 miles | Gatwick Airport: 53 miles | Central London: 73 miles (via A3)

All distances are approximate





General Information

TENURE: FREEHOLD

EPC RATING: TBC

POSTCODE: PO18 9LB

SERVICES: Mains Electricity, Water, Drainage and Gas

CHICHESTER DISTRICT COUNCIL:
01243 785166

WEST SUSSEX COUNTY COUNCIL:
01243 777100

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VIEWINGS STRICTLY BY APPOINTMENT WITH THE SALES AGENT, TOD ANSTEE

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14 West Pallant, Chichester,
West Sussex, PO19 1TB





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