

# STRIDE & SON

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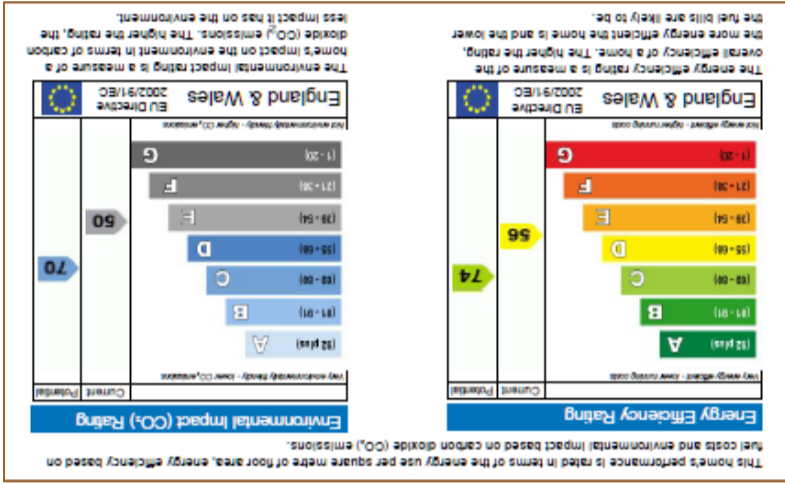
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Nutbourne, Nr. Chichester

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## **Brookside Fruit Farm, School Lane, Nutbourne, PO18**

Situated some 6 miles to the west of Chichester with excellent frontage onto the A259, a **freehold nursery holding with detached agricultural bungalow**.

The property extends to **approximately 3 acres** having ample car parking with access off School Lane and is easily accessible from both Chichester to the east and Emsworth and Havant to the west. Local shopping facilities are available in Southbourne being approximately 1 mile distant.

The bungalow offers **2 bedroomed living accommodation** with a good sized living room and kitchen/dining room, both rooms having views to the west across the nursery. A second private driveway gives access to further parking and turning space and a detached double garage.

The Nursery is arranged as follows:

**THE BUNGALOW** Double glazed front door to:

**ENTRANCE HALL:** Radiator. Shelves storage cupboard. Further cloaks/storage cupboard. Access to the insulated loft space also housing the Valliant combination gas fired boiler supplying the central heating and domestic hot water.

**SITTING ROOM:** 17'6 x 11'9 Double radiator. T.V. aerial point. Double glazed sliding doors overlooking the west facing garden area and the nursery.

**KITCHEN/DINING ROOM:** 16'6 x 11'9 Well fitted with an extensive range of Conquest base units. Double inset ceramic sink. Space for fridge/freezer. Space and electric panel for cooker. Telephone point. Double radiator. Westerly aspect overlooking the nursery.

**REAR LOBBY:** Coat hanging space. Double glazed door leading to the garden.

**BEDROOM 1:** 12' x 11' Radiator

**BEDROOM 2:** 11' x 10' Radiator

**BATHROOM:** Coloured suite comprising panelled bath with tiled surround. Pedestal hand basin. Low level W.C. Radiator. Electric shaver point.

**SERVICES:** All main services are connected to the property.

**EXTERIOR:** The property is approached via a gravelled driveway providing ample turning and parking space and leading to:

**DETACHED DOUBLE**

**GARAGE:** 17' x 17' Two metal up and over doors. Electric light and power connected. Loft storage space and personal door to the rear.

The bungalow is surrounded by lawned gardens with shrubberies and flower borders.

**NURSERY:** Approached via a second access off School Lane, the nursery is arranged predominately to the west of the bungalow having a good sized tarmac parking area. Detached tractor shed on concrete base with double timber doors 28' x 12' and attached chicken run. Mains water connected.

**NB:** A condition of the agricultural restriction is that 'occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, **in the locality** in agriculture or in forestry (including any dependents of such a person residing with him) or a widow or widower of such person'.

## **PRICE GUIDE: £499,950 FREEHOLD**

**DIRECTIONS:** Leave Chichester to the west via the A259, passing through Fishbourne, Bosham and Chidham. On arrival in Nutbourne School Lane will be found on the left hand side and the access to the nursery will be the first turning on the right.

**Please Note: Neither the heating system nor the services have been checked by the Agents.**

