



Bell & Blake
SALES & LETTINGS

Apuldram, Goodwood Gardens, Runcton, Chichester West Sussex

Asking Price £785,000

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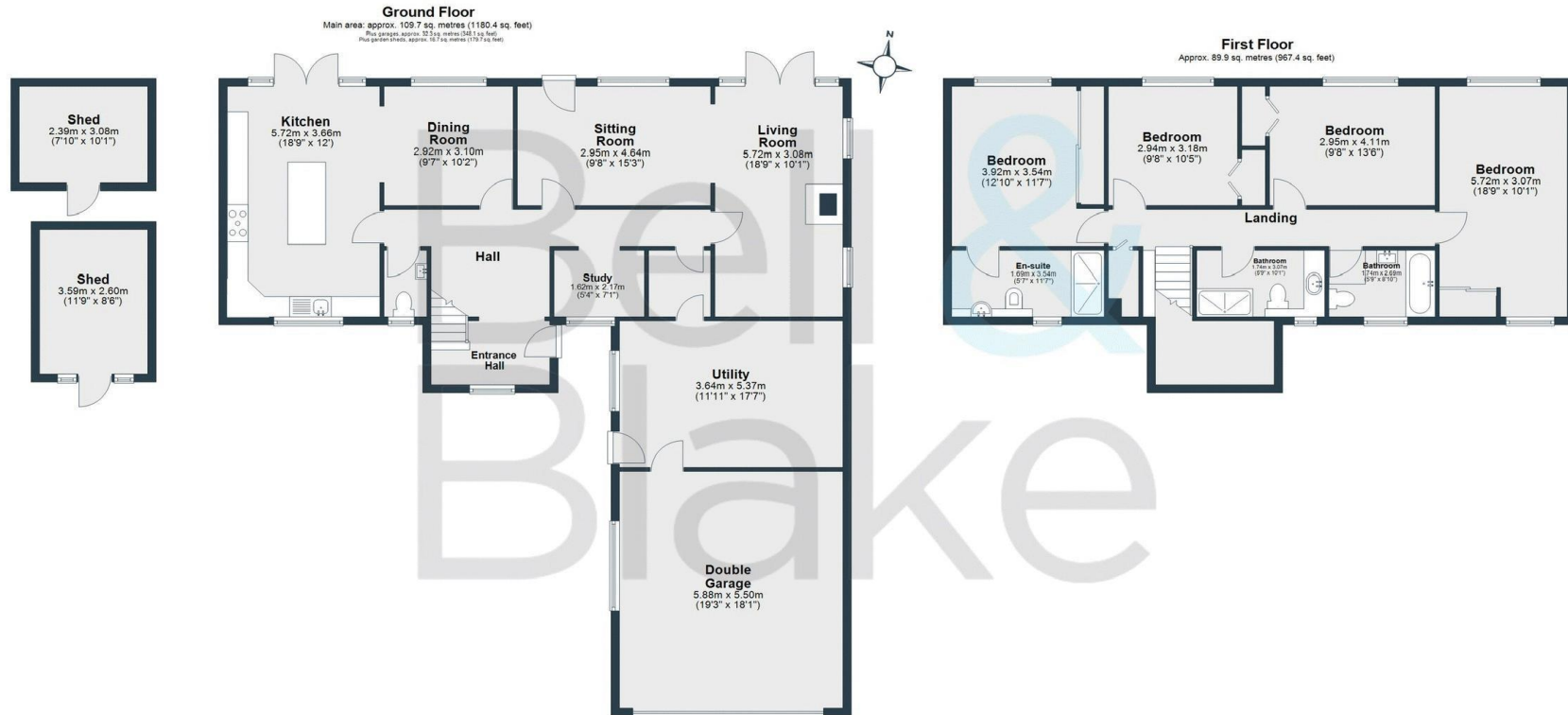
- › 2500 sq ft. of space with Annexe potential
- › 4 well proportioned double bedrooms, (master with ensuite) and 2 further bathrooms
- › Kitchen breakfast room with dining area
- › Large 'L' shaped sitting room with wood burner
- › Study and Downstairs WC
- › Big utility room
- › Double garage and driveway for multiple vehicles

Located in a semi-rural cul-de-sac in Runcton, around 2 miles from Chichester city centre and around 4 miles from Pagham beach is this spacious extended detached property.

The property totals approximately 2500 sq ft. of space and has potential for an Annexe. There are 4 well proportioned double bedrooms to the first floor and 3 bathrooms (1 of them is ensuite to master). To the ground floor there is a kitchen breakfast room with dining area, then a large 'L' shaped sitting room, a study, a downstairs WC, a large utility room and a double garage with driveway for multiple vehicles.

Outside there are generous grounds offering an excellent level of seclusion.





Ground Floor
Main area: approx. 109.7 sq. metres (1180.4 sq. feet)
Plus garages: approx. 32.3 sq. metres (348.1 sq. feet)
Plus garden sheds: approx. 6.5 sq. metres (70.2 sq. feet)

First Floor
Approx. 89.9 sq. metres (967.4 sq. feet)

Main area: Approx. 199.5 sq. metres (2147.8 sq. feet)
Plus garages: approx. 32.3 sq. metres (348.1 sq. feet)
Plus garden sheds: approx. 16.7 sq. metres (179.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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