

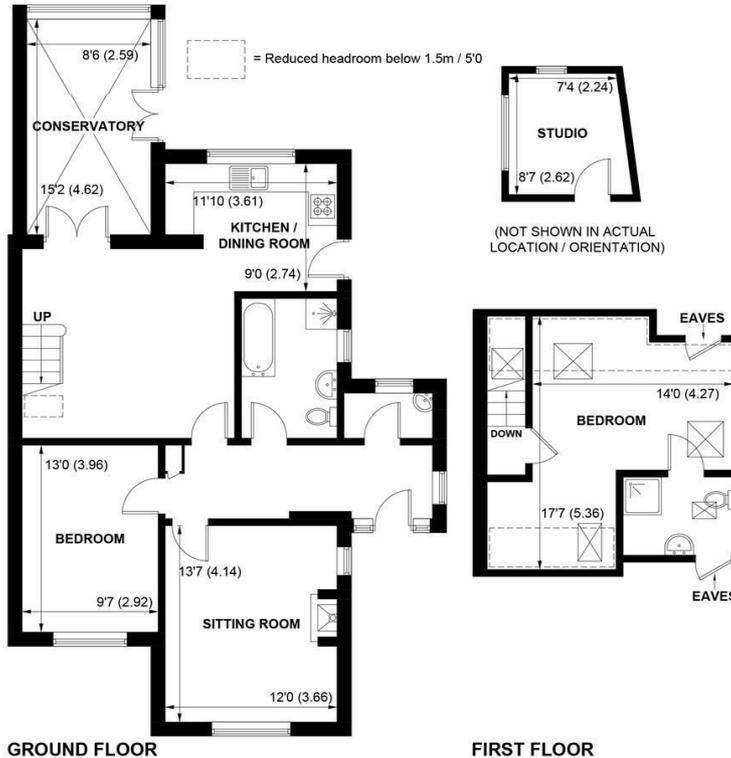
SW

Simms Williams



TELSCOMBE, ELM CLOSE, NORTH MUNDHAM, CHICHESTER, SUSSEX, PO20 1JS





APPROXIMATE GROSS INTERNAL AREA = 1204 SQ FT / 111.9 SQ M

STUDIO = 68 SQ FT / 6.3 SQ M

TOTAL = 1272 SQ FT / 118.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

# £450,000 Freehold

TELSCOMBE, ELM CLOSE,  
NORTH MUNDHAM CHICHESTER,  
SUSSEX, PO20 1JS

- Large Gardens
- Parking
- Two Double Bedrooms
- Studio
- Popular Village Location
- Wood Burning Stove
- Ensuite Shower Room

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = D

To the front of the property is a well sized sitting room with feature fireplace housing a wood burning stove. Adjacent is the second double bedroom which over looks the front gardens and is serviced by a well appointed family bathroom with separate bath and shower, pedestal sink and vanity unit. To the rear of the ground floor is a large open plan living space with a central dining area which opens up into the modern fitted kitchen and conservatory both of which offer rear access.

Upstairs is the double aspect master suite with fully fitted ensuite shower room.

The stunning rear garden is largely laid to lawn and has been well planted with mature surrounds, patio and raised seating area which enjoys sun throughout the day, brick built studio and side access. A large driveway to the front offers parking for multiple vehicles.

The house is presented in excellent decorative order and sold potentially chain free, built in the 1960's within the

grounds of the Church orchard and the Church wall still borders the south side of the garden.

## Directions...

From Chichester cross the A27 at the Selsey roundabout (B2145), then left at the next roundabout. Take the first turning right, then right at the junction into Church Road, right into Fletcher Place, then second left and Elm Close is straight ahead.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



