



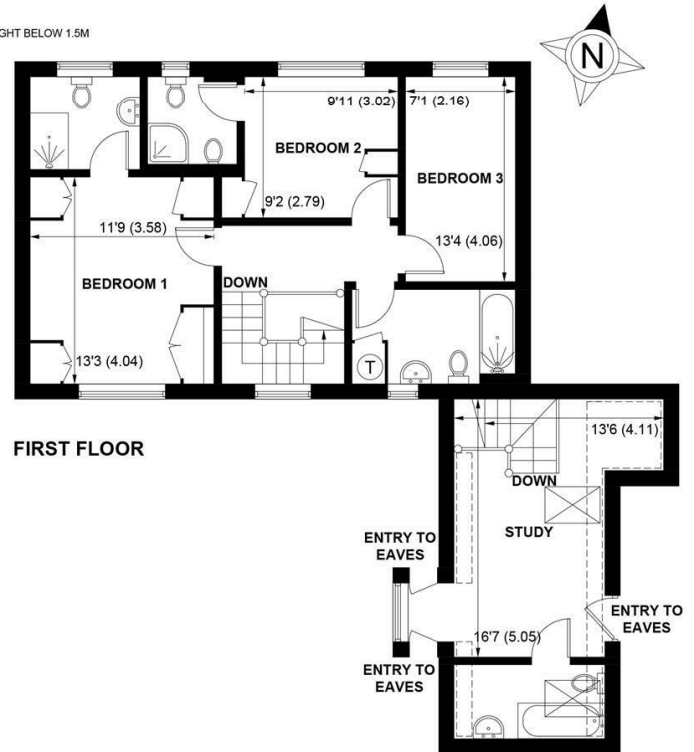
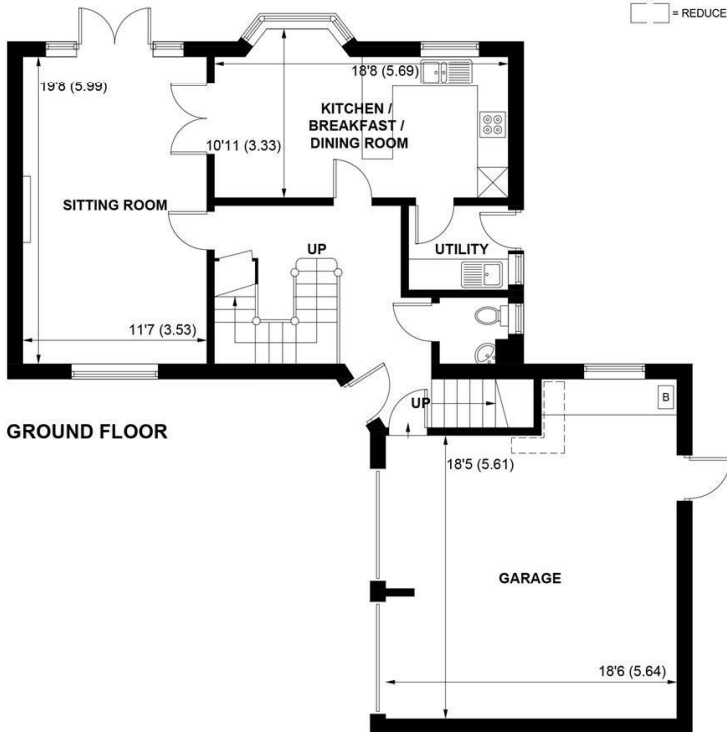
Sims Williams



OAKWOOD, 1, MILL LANE, RUNCTON, CHICHESTER, WEST SUSSEX, PO20 1AA







**APPROXIMATE GROSS INTERNAL AREA = 1919 SQ FT / 178.3 SQ M
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£575,000 Freehold

OAKWOOD, 1, MILL LANE,
RUNCTON, CHICHESTER,
WEST SUSSEX, PO20 1AA

- Detached Modern House
- Double Aspect Sitting Room
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- 4 Bedrooms
- 3 En Suite Bath/Shower Rooms
- Further Bathroom
- Large Double Garage
- Enclosed Rear Gardens

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

A detached 4 bedroom family home in a tucked away corner position within the village of Runcton which lies about 2 miles to the south of Chichester.

There is a welcoming reception hall with a cloakroom comprising low level WC and wash basin. Door to integral double garage. There are stairs from the hall to both the 4th bedroom/work room which is independent of the other bedrooms and which has a bathroom en suite.

There is a bright double aspect sitting room leading from the hallway with double doors to the rear garden. Attractive wood flooring.

The kitchen/dining room is comprehensively fitted out with counter tops with cupboards and drawers under, range of wall cupboards and display cabinets. Gas hob with extractor over, double electric oven and grill. Space for under counter fridge and freezer. Double doors to sitting room from kitchen/dining room. Door to utility room with counter top, stainless steel sink and drainer, space and plumbing for washing machine. Door to garden.

On the other part of the first floor there are 3 bedrooms and 3 bath/shower rooms 2 of which are en suite.

There is a double garage with 2 up and

over doors and a personal door into the hallway. Power and light. Personal door to garden. Wall mounted gas fired boiler for central heating and hot water.

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.

Directions

From Chichester take the A259 to the A27 bypass. Take the 3rd exit into Vinnetrow Road. At the next roundabout take the second exit into Mill Lane. Oakwood can be found immediately on the right hand side.



