

SW

Sims Williams



HONEYSUCKLE COTTAGE, EAST ASHLING, WEST SUSSEX, PO18 9AR





APPROXIMATE GROSS INTERNAL AREA = 1306 SQ FT / 121.3 SQ M

CELLAR = 155 SQ FT / 14.4 SQ M

TOTAL = 1461 SQ FT / 135.7 SQ M

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

# £475,000 Freehold

## HONEYSUCKLE COTTAGE, EAST ASHLING, WEST SUSSEX, PO18 9AR

- Charming Period Property
- Sitting Room With Log Burner
- Kitchen / Dining Room
- Further Reception Area
- Garden Room / Bedroom 3
- Cellar
- Bathroom & Shower Room
- South Facing Garden
- Rural setting

### EPC RATING

Current = G

Potential = F

### COUNCIL TAX BAND

Band = D

A charming character property set within the highly sought after rural village location of East Ashling, which lies north-west of Chichester, a mere 10 minute drive away.

The property retains a wealth of period features and charm and accommodation comprises porch opening onto the welcoming entrance vestibule, with useful study area. The sitting room is a good size, with a wood burning stove. A door opens to a staircase, leading down to the cellar.

The kitchen/dining room has Shaker style kitchen units with solid wood worktops, roof lantern and ample room for dining table and chairs. Double doors lead into the garden room/Bedroom 3, which has a downstairs shower room and French doors opens onto the rear garden.

To the first floor there is a double bedroom and family bathroom comprising bath, separate shower, wash basin and WC. A further staircase leads to Bedroom 2.

A particular feature of the property is the south facing, cottage-style rear garden, which has a paved patio and pathway leading through the established trees, plants and shrubs. There is off-road parking to the front.

### 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 B2178 Funtington Road. Continue out of the city and proceed into East Ashling. Just before you approach the bend, Honeysuckle Cottage will be found on the left hand side.



