

SW


Sims Williams

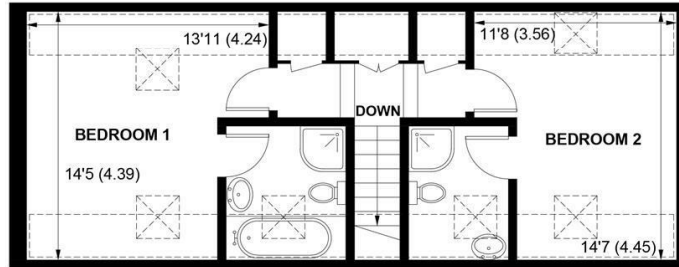


1 SOUTH MUNDHAM FARM, SOUTH MUNDHAM, WEST SUSSEX, PO20 1LU

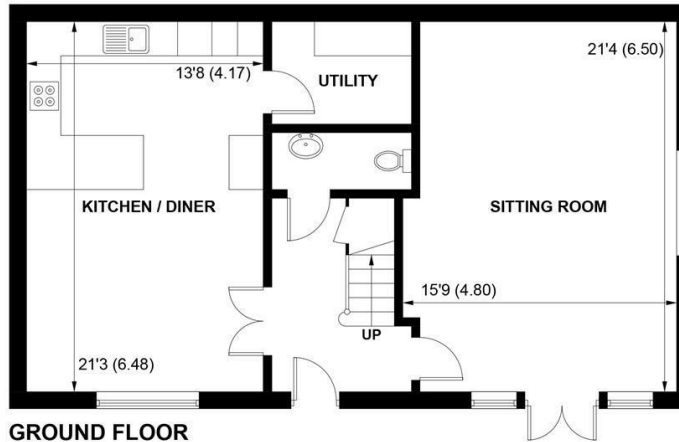




 = Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1355 SQ FT / 125.8 SQ M**

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

# £685,000 Freehold

1 SOUTH MUNDHAM FARM,  
SOUTH MUNDHAM,  
WEST SUSSEX, PO20 1LU

- Attractive Barn Style House
- Beautiful Rural Location
- Large Sitting Room
- Fitted Kitchen/Dining Room
- Utility/Pump Room
- 2 Double Bedrooms
- 2 Bath/Shower Rooms
- Landscaped Gardens
- Car Barn & Parking

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = E

This beautifully presented barn has been stylishly presented by the current owner and is located amongst properties of a similar nature.

The attractive and welcoming reception hall has stairs to the first floor and doors to both the sitting room and fitted kitchen/dining room. There is a cloakroom in the hallway.

The sitting room has a feature paneled wall and delightful views across open countryside towards Chichester.

The superb Sylvarna fitted kitchen has quartz counter tops and a comprehensive range of cupboards and drawers. There are integrated appliances plus a fitted breakfast bar. Underfloor heating. Just off the kitchen there is a utility/heating system room with hot water tank and controller connecting to the air source heat pump.

On the first floor are the two double bedrooms both with a shower room en suite and thus creating a self contained private space each.

Outside there is a generous gravel driveway with ample space for parking and a detached car barn with additional storage in both the loft area and a tool/garden shed incorporated into the design. The gardens have been

meticulously presented and are well tended offering views to the north towards the South Downs.

## 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 proceed south on the B2145 signposted to North Mundham and Runcton. At the first mini roundabout take the first exit to North Mundham. On approaching the village take the first right into Church Road. Continue along until you reach the junction with Fisher Lane and then turn right. Continue along until you reach the junction with Manor Lane. Follow the road along until you find the property on the right hand side.





