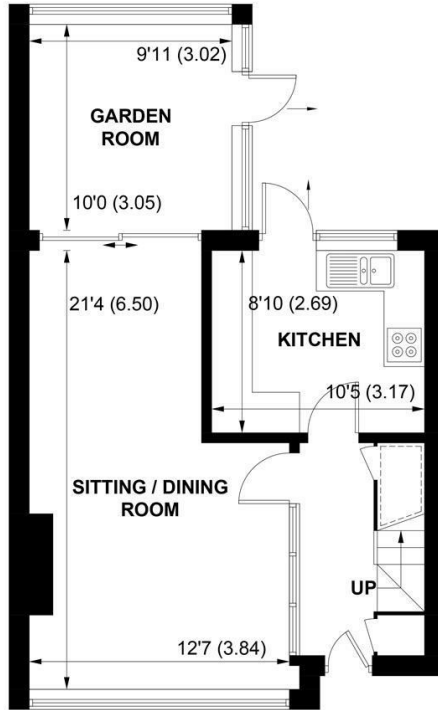


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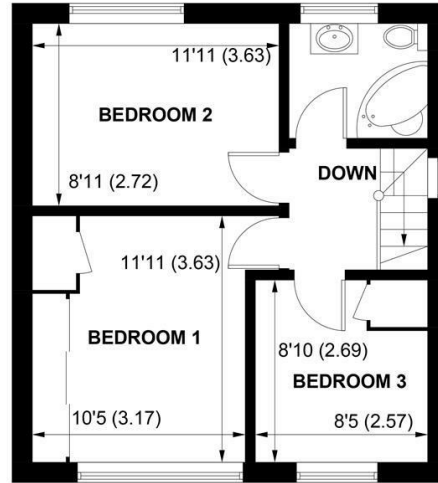


77 ST. LEODEGARS WAY, HUNSTON, WEST SUSSEX, PO20 1PE



GROUND FLOOR

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 920 SQ FT / 85.5 SQ M

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

£335,000 Freehold

77, ST. LEODEGARS WAY,
HUNSTON,
WEST SUSSEX, PO20 1PE

- Semi-Detached House
- No Onward Chain
- Popular Village Location
- Sitting / Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom
- Front & Rear Gardens
- Off-Road Parking & Carport

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A well-appointed semi-detached property situated within a popular residential location in the village of Hunston. Chichester is just under 3 miles away, with amenities including excellent transport links, shops, restaurants and cultural attractions.

The property is offered for sale with no onward chain and would benefit from a degree of updating, but offers the opportunity to stamp ones mark and create a wonderful family home.

Entrance hall with stairs leading to the first floor and door opening to the spacious sitting / dining room, which in turn opens onto the garden room.

The kitchen is fitted with a range of units with space and plumbing for appliances including freestanding cooker, washing machine and under counter fridge.

To the first floor there are 3 bedrooms and a family bathroom with suite consisting of bath, wash basin and WC.

Outside there is a carport and off-road parking for several cars. The secluded rear garden is mainly to lawn with established border planting and pond.

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 the Whyke Road roundabout in Chichester, proceed south on the Selsey Road. As you enter the village of Hunston, continue over the mini roundabout and you will see St Leodegars Way on the right hand side after a short distance and the property will be found on the right hand side.

