

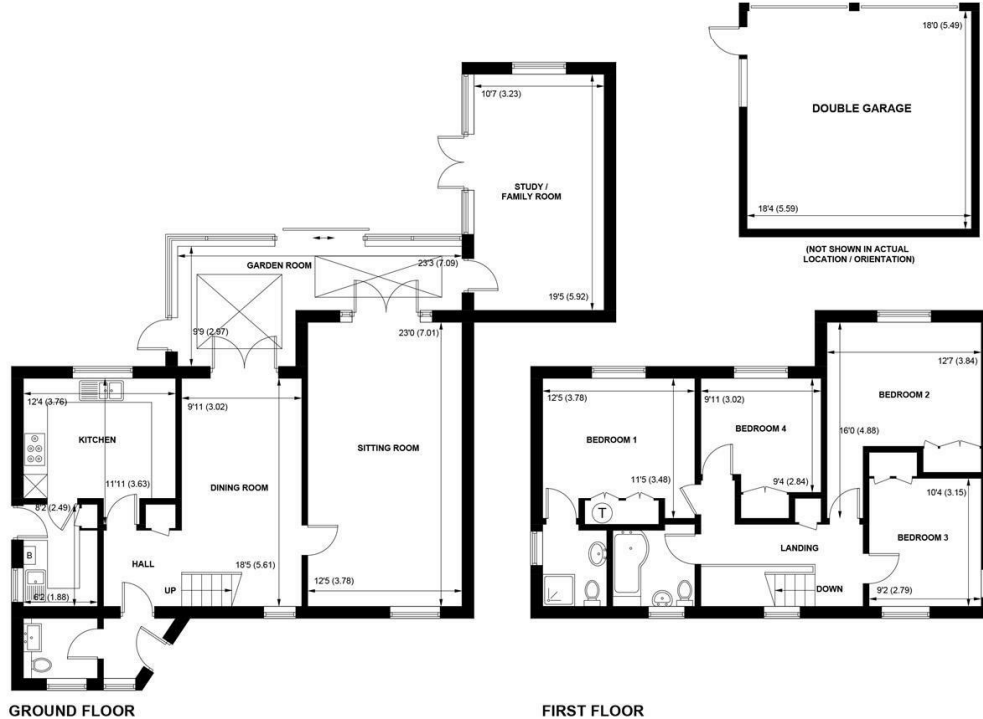


Sims Williams



7, THE HERMITAGE, NORTH MUNDHAM, CHICHESTER, WEST SUSSEX, PO20 1LE





APPROXIMATE GROSS INTERNAL AREA = 1941 SQ FT / 180.3 SQ M

DOUBLE GARAGE = 331 SQ FT / 30.8 SQ M

TOTAL = 2272 SQ FT / 211.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

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£730,000 Freehold

7, THE HERMITAGE, NORTH MUNDHAM, CHICHESTER, WEST SUSSEX, PO20 1LE

- Attractive Detached House
- Porch & Cloakroom
- Dining Room
- Kitchen/Breakfast & Utility Room
- Sitting & Garden Room
- Study/Family Room
- 4 Bedrooms & 2 Bath/Shower Rooms
- Southerly Gardens & Solar Panels
- Double Garage & Further Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = G

Located in North Mundham village a most attractive detached house which has been well maintained by the current owner.

The property is approached via a footpath to the front door and into a porch. There is a cloakroom with WC and wash basin and a door into the dining hall. Stairs lead to the first floor and there are double doors into the garden room.

The kitchen/breakfast room is comprehensively fitted with counter tops and cupboards and drawers under. There are integrated appliances with dishwasher, induction hob with extractor over plus double electric ovens. Larder style 'fridge/freezer and tiled floor. There is a utility room with counter tops, basin and space and plumbing for a washing machine, door to side.

The lovely bright garden room has views and doors out into the southerly facing rear a garden. There is a door into a study/family room with further doors out onto the terrace.

On the first floor the main bedroom has a shower room en suite. There are 3 further bedrooms and a bathroom. All the bedrooms have fitted wardrobes.

Outside there are delightful rear gardens with a southerly aspect and greenhouse.

The gardens are enclosed within a hedged and fenced boundary. There is a double garage with 2 up and over doors, power and light, cold water tap and further parking on the driveway. The house has solar panels for electricity generation.

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 Bognor roundabout in Chichester take the third exit into Vinnetrow Road. Continue to the end and then turn right and continue into North Mundham. After the left hand bend take the next exit on the left into Church Road. You will see the turning into Post Office Lane. Take the next left into Hermitage Close and then next left into The Hermitage.



