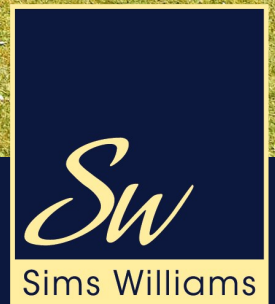




FOXHALL | CHARLTON | PO18 0HU





## 26 FOXHALL, CHARLTON, PO18 0HU

GUIDE PRICE £1,295,000 FREEHOLD

- Single Storey Period Residence
- Flint & Brick Elevations
- Delightful Grounds Of 1/4 Acre
- Superb Fitted Kitchen Extension
- 3 Double Bedrooms
- 2 Luxury Bathrooms
- 2 Reception Rooms
- Generous Off Road Parking
- Idyllic Location

A fabulous period single storey residence nestling in the gorgeous Sussex countryside just north of the Goodwood Estate in the village of Charlton.

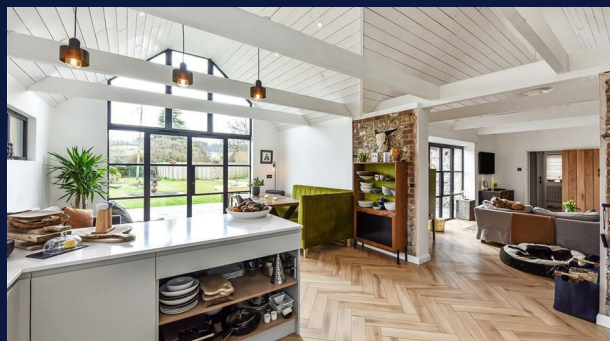
The location allows you to explore the wonderful countryside with walks in all directions being in the South Downs National Park. The super popular Fox Goes Free Public House is on your doorstep being only 200 yards away.

This stylish property has been significantly extended and updated to create a wonderful country home with a stunning open plan kitchen with integrated appliances and gorgeous views along the gardens. The lovely informal sitting room has a cast iron log burning stove which creates a cosy ambiance. Outside there is ample off road parking within the grounds.

The Goodwood Estate lies a couple of miles to the south of the property with its world famous Glorious Goodwood horse racing course, motor racing circuit which holds the Festival of Speed and Revival meetings. The Goodwood Hotel has a leisure complex and 2 wonderful golf courses.

The property lies about 7 miles to the north of Chichester and is thus within striking distance of the many cultural amenities the cathedral city has to offer such as the Festival Theatre and the Pallant House Gallery.

Under the Estate Agency Act 1979 we declare that the seller of this property is an employee of Sims Williams.







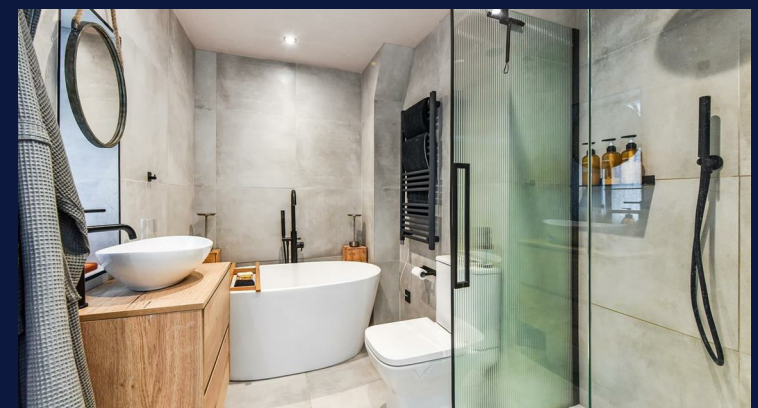
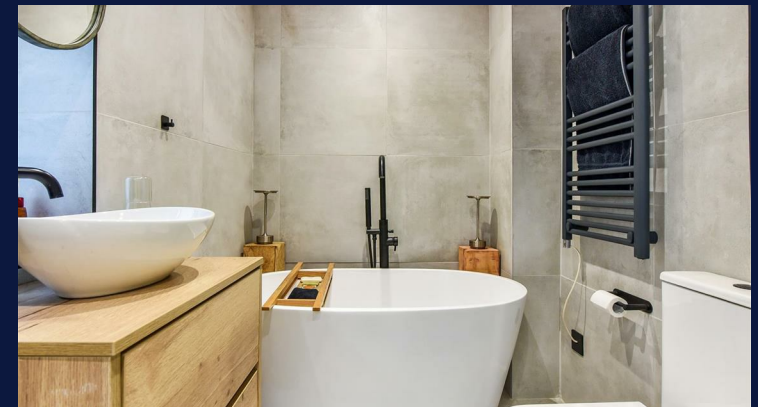














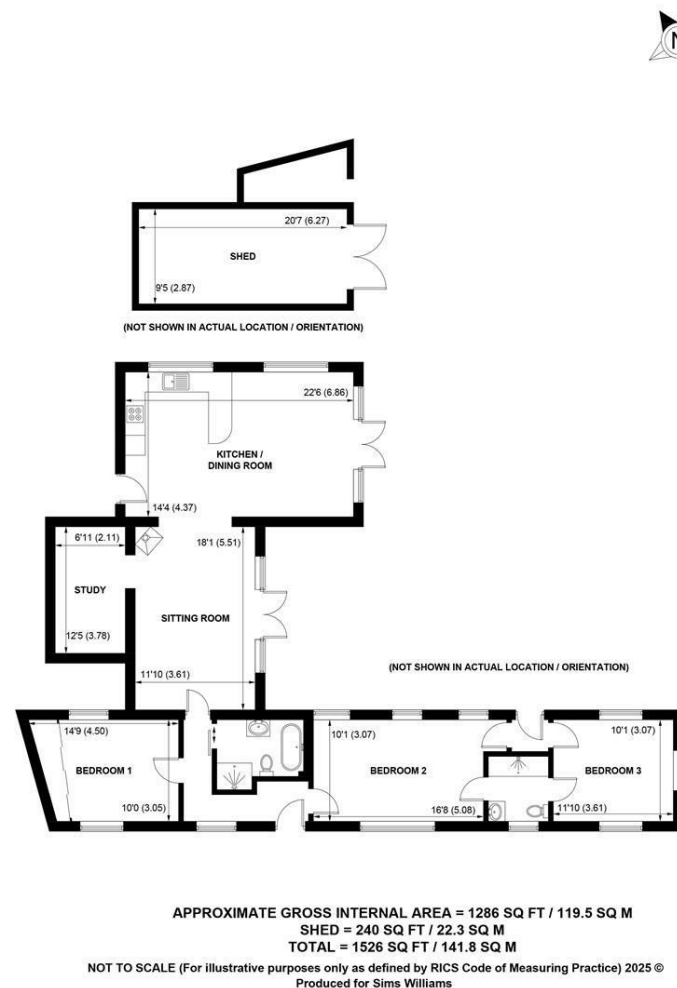




EPC Band - Current - F Potential - B

Council Tax Band F

From Chichester proceed north on the A286 for about 6 miles. On exiting Singleton village turn right into Charlton Road. Follow the road for about 1 mile and turn right opposite The Fox Goes Free public house. Bare to the right again and the property can be found on right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

8-9 Southgate  
 Chichester, PO19 1ES

01243 787868  
 WWW.SIMSWILLIAMS.CO.UK