



3 Brook Lea, Hunston, Chichester, PO20 1NR

£700,000 Freehold



4 Bedrooms



3 Bathroom



2 Reception Rooms

Sw

Sims Williams

Key Features

- Superb Detached House
- Exclusive Private Development
- Hall, Cloakroom & Utility
- Kitchen/Dining/Sitting Room
- Drawing Room & Study
- 4 Bedrooms, 3 Bath/Shower
- Car Barn & Parking
- Backing On To Canal
- Landscaped Gardens

EPC Rating

Current = B

Potential = A

Council Tax Band

Band = F

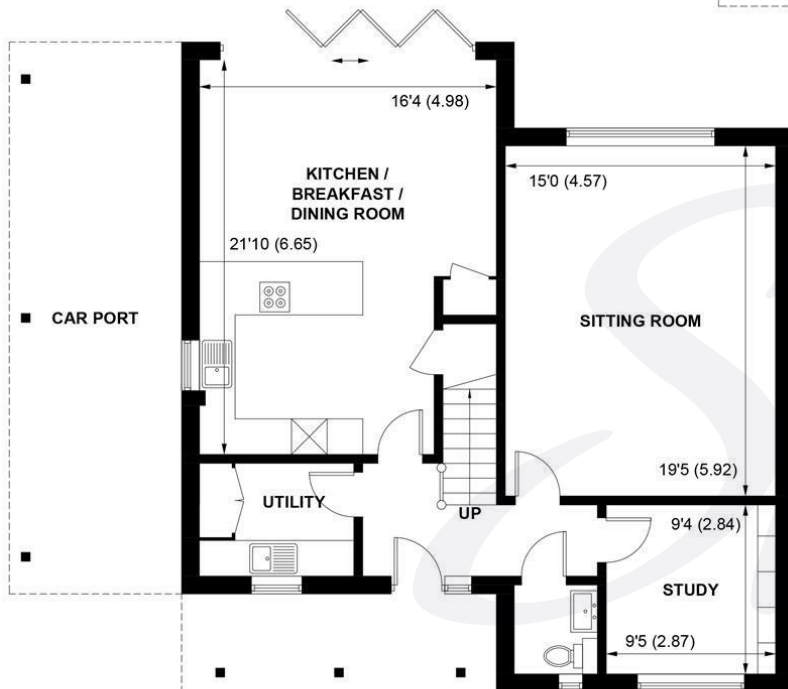
Tenure - Freehold

Estate Charges: £1,320.00 per annum. Paid quarterly at £330.00.

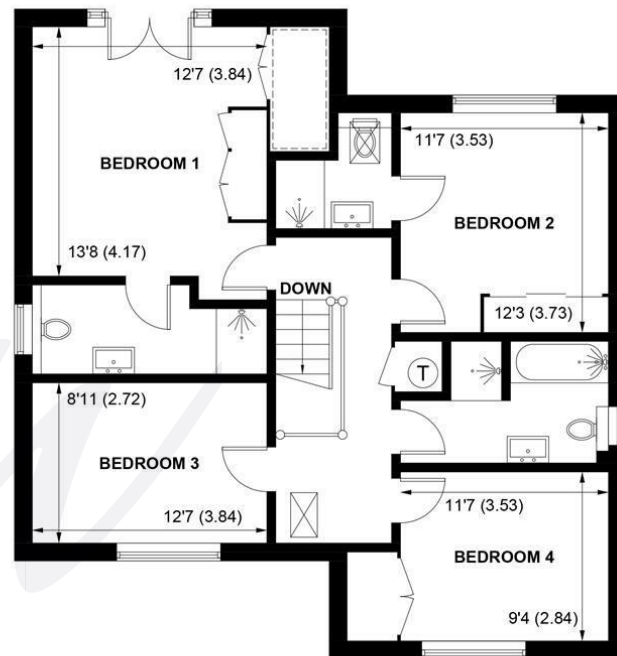




 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1837 SQ FT / 170.7 SQ M

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

Produced for Sims Williams



simswilliams.co.uk

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.