

SW

Sims Williams

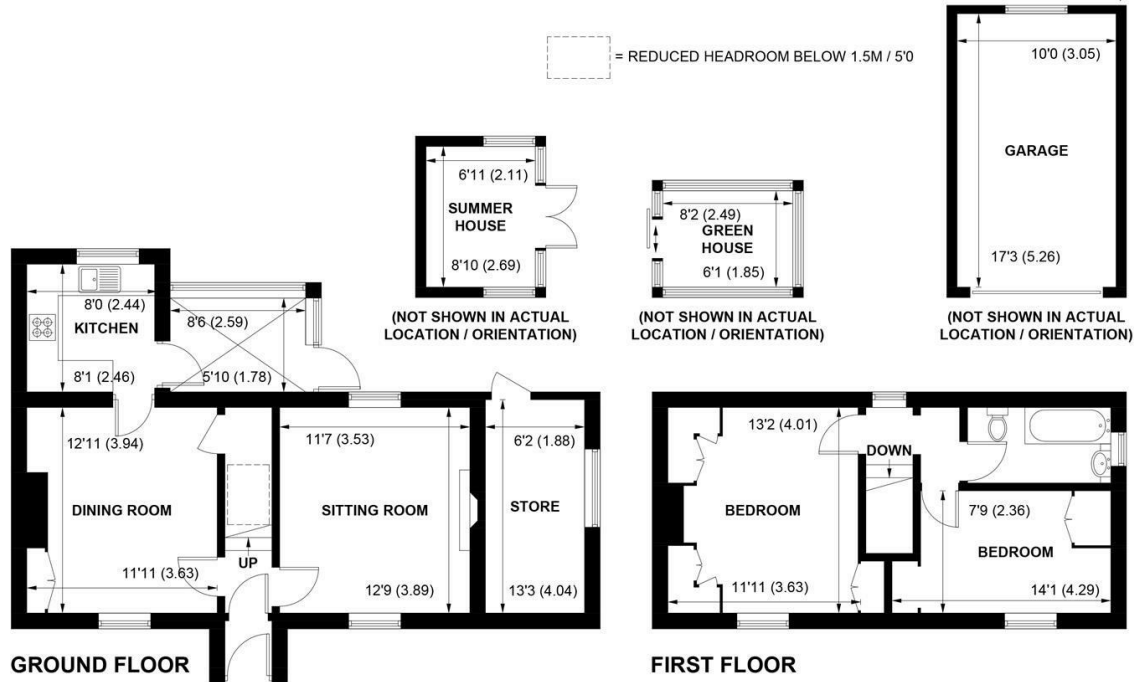


THE ELMS, EASTHAMPNETT LANE, EASTHAMPNETT, WEST SUSSEX, PO18 0JY





 = REDUCED HEADROOM BELOW 1.5M / 5'0"



APPROXIMATE GROSS INTERNAL AREA = 874 SQ FT / 81.2 SQ M

OUTBUILDINGS = 367 SQ FT / 34.1 SQ M

TOTAL = 1241 SQ FT / 115.3 SQ M

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

Produced for Sims Williams

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£460,000 Freehold

THE ELMS, EASTHAMPNETT LANE,
EASTHAMPNETT,
WEST SUSSEX, PO18 0JY

- Character Property
- Third Of An Acre Plot
- Semi-Detached Cottage
- 3 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms
- Front Gardens
- Exquisite Southerly Rear Gardens
- Garage & Off-Road Parking

EPC RATING

Current = F

Potential = B

COUNCIL TAX BAND

Band = D

A delightful semi-detached period cottage, in the rural hamlet of Easthampnett, lying a little over 4 miles to the east of Chichester.

The property sits in a plot measuring a third of an acre and exudes charm and character. There is the potential to extend, subject to the usual consents and the well-appointed accommodation comprises entrance porch leading to inner lobby, with door opening onto the delightful double aspect sitting room with fireplace.

There is a separate dining room, opening onto the kitchen, which is fitted with a range of units, with space for freestanding cooker and a further door to the conservatory.

To the first floor there are 2 bedrooms, both with built-in storage and the bathroom is fitted with a white suite consisting of bath, wash basin and WC.

Outside, the front has off-road parking in front of the detached garage, with mature planting providing interest.

Of particular note are the exquisite southerly rear gardens; a glorious haven for wildlife, with areas of lawn and well-stocked shaped borders and beds hosting an array of established trees, shrubs and plants, providing year-round interest.

A brick and flint shed, summerhouse with electricity and greenhouse offer outside storage and a gun pit dating back to the second world war can be found at the far end of the garden.

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 head east on the A27 past Tangmere, after about half a mile take the right hand exit onto the B2233 Nyton Road. From there take the first right onto Marsh Lane, then right again onto Easthampnett Lane. The house is situated towards the end of the road on the left hand side.



