

CHARLES PECK

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Laroch, Post Office Lane, North Mundham, PO20 1JY Guide Price £795,000

Marketed for the first time in 50 years. An attractive 1950s four bedroom detached house with later additions, offering spacious family accommodation, a delightful and sizeable garden, garage and driveway parking. Set on a slightly elevated plot within the popular village of North Mundham.

NO ONWARD CHAIN

Entrance hall | Main lounge | Sitting room | Conservatory | Dining room | Kitchen/Breakfast room | Utility | Downstairs bedroom/Office | Three first floor bedrooms | Bathroom

Attractive garden | Garage

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Location

The property is situated in slightly elevated position within the popular semi-rural village of North Mundham. The village sits just south of The Cathedral City of Chichester and has a number of local village amenities. There is a popular primary school, a church (St Stephens) and a public house located in Runcton (the adjoining village). There are also miles of excellent footpaths running through and accessible from the village. Just to the north are the rolling foothills of The South Downs National Park and the renowned Goodwood Estate. To the south are the seaside destinations of Selsey and both East and West Wittering. The latter is a renowned blue flag beach with pretty sand dunes.

Accommodation

The original property is believed to have been constructed in 1952 and served as a farmhouse. Later additions to the western and northern elevations have created light and spacious family accommodation arranged over two floors. The current layout offers enormous potential to extend further if desired (subject to planning). The accommodation is well-presented and has a southerly facing front aspect. On the ground floor there is a well-proportioned entrance hall with parquet flooring. This leads to a spacious dining room and a south facing, extended main lounge, complete with an open fire and sliding doors out into the front garden. Accessed from the main lounge is a second sitting room/study which leads to both a ground floor bedroom and en-suite and to a conservatory. This area of the property has annex potential. A country style fitted kitchen with separate larder and tiled floor and access into a useful utility room complete the ground floor. On the first floor, off a central landing full of natural light there is a spacious master bedroom with ample storage, a second double bedroom, again with plenty of storage, and a third double bedroom along with a family bathroom and separate wc.



Outside

The property sits centrally on a good sized plot which is slightly raised from the road with the house surrounded by a mature and pretty garden. The garden is a particular feature of the property with the rear garden mainly laid to lawn, including a glass greenhouse, mature borders, shrubs and trees planted throughout and a paved sun terrace. The south facing front garden can be accessed from both sides of the property and is laid to lawn with further well-kept borders and shrubs dotted throughout. There is a nature pond, a garage for storage and ample driveway parking which is accessed from the road via double gates.

Tenure

Freehold

Council tax band

F

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



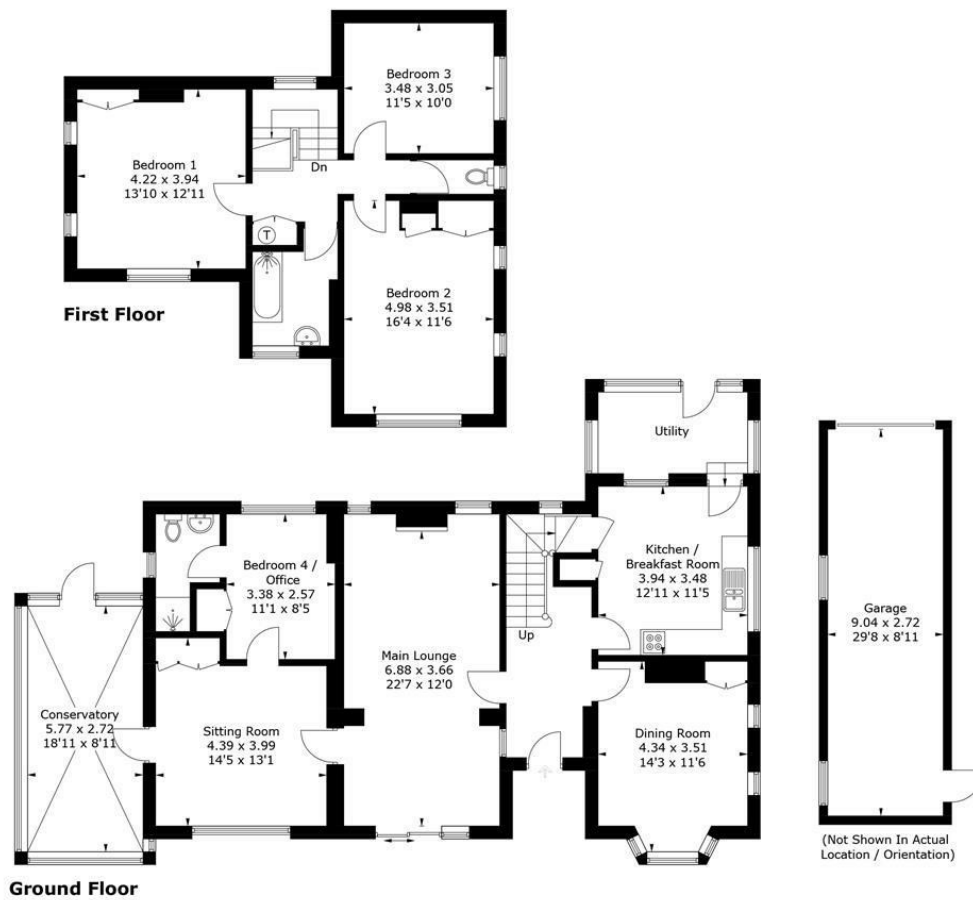
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Post Office Lane, PO20

Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft

Garage = 24.4 sq m / 263 sq ft

Total = 212.5 sq m / 2288 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1057054)