

CHARLES PECK

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10 Orchard Side, Hunston, PO20 1PQ **Guide Price £365,000**

An extended three bedroom terraced home offering spacious accommodation and benefiting from a good-sized rear garden. This property is set within the semi-rural village of Hunston, under a mile from Chichester.

Entrance hall | Open plan dining kitchen | Sitting room | Three bedrooms | En suite shower room | Bathroom | Rear garden | Gas central heating | Double glazing

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Location

Huston is situated on Chichester's historic canal, a few miles outside of the city centre. Chichester is easily accessible by public transport, car and by foot along the picturesque canal. The village offers a number of local amenities which include a convenience store, public house, church, village hall and two local schools – North Mundham primary school and Chichester Free School. The calm waters and inlets of Chichester Harbour are within a short drive and the beaches of West Wittering and East Head, popular destinations during the summer months. To the north, beyond Chichester and all the cities' amenities, lie the rolling foothills of The South Downs National Park and the renowned Goodwood Estate.



Accommodation

The extended and spacious accommodation is arranged over three floors. On the ground floor there is an entrance hall which flows into a modern fitted kitchen and beyond into an extended dining room/ family area, with the latter having doors into the garden. A large sitting room completes the ground floor. The first floor comprises of two double bedrooms and a family bathroom off a landing. On the second floor lies a master bedroom complete with en-suite shower room and Velux windows.



Entrance hall

Open plan kitchen / Dining room 21'11 x 20'0 (6.68m x 6.10m)

Sitting room 18'3 x 11'3 (5.56m x 3.43m)

First floor landing

Bedroom two 11'4 x 9'7 (3.45m x 2.92m)

Bedroom three 11'3 x 8'5 (3.43m x 2.57m)

Bathroom

Bedroom one - second floor 17'8 x 11'5 (5.38m x 3.48m)

En suite shower room



Outside

To the rear, there is a large, enclosed garden which is mainly laid to lawn featuring a terrace, floral beds and a wooden storage shed. To the front of the property there is a small lawned area and path leading to the front door – enclosed by box hedging.

Tenure

Freehold

Council tax band

C

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.



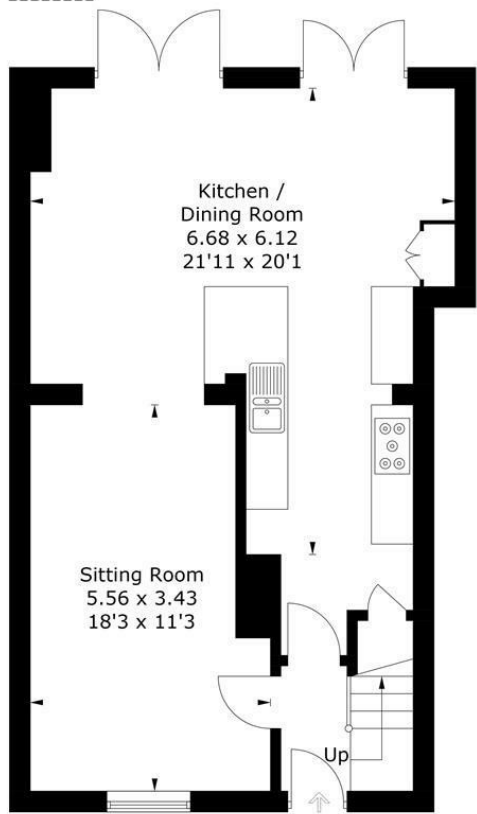
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			65
(55-68) D	53		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Orchardside, PO20

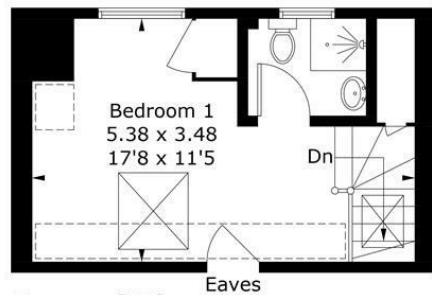
Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft



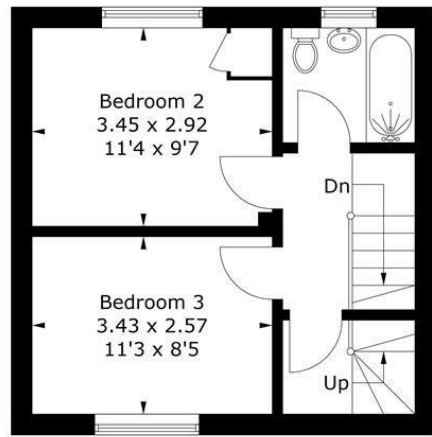
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

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. (ID1122819)