





Police House, Singleton

An immaculate detached house with rural views.

 3  3/4  2  E

- ▶ 3/4 bedroom detached house
- ▶ Modern kitchen/breakfast room
- ▶ Ground floor shower room/WC
- ▶ Modern bathroom/WC
- ▶ Westerly aspect garden
- ▶ Dual aspect sitting room
- ▶ Dining room/bedroom 4
- ▶ 3 first floor double bedrooms
- ▶ Large driveway
- ▶ Rural views

Enjoying an enviable location within the village of Singleton, which forms part of the South Downs National Park, lies this detached house. Formerly the original police house for the village, the property is now a private residence and has benefited from a significant extension and refurbishment programme in recent years which has created an excellent home.

The accommodation offered is both practical and well -proportioned, ideal for modern living. On the ground floor, a feature is the beautifully appointed open plan kitchen/breakfast room with an excellent range of units and integrated appliances and bi-folding doors opening out to the west facing garden. The 24'7 ft sitting room enjoys a dual aspect and also bi-folding doors opening to the garden. A dining room/bedroom 4, modern shower/WC and utility complete the ground floor accommodation. Three double bedrooms and a modern bathroom/WC can be found on the first floor.

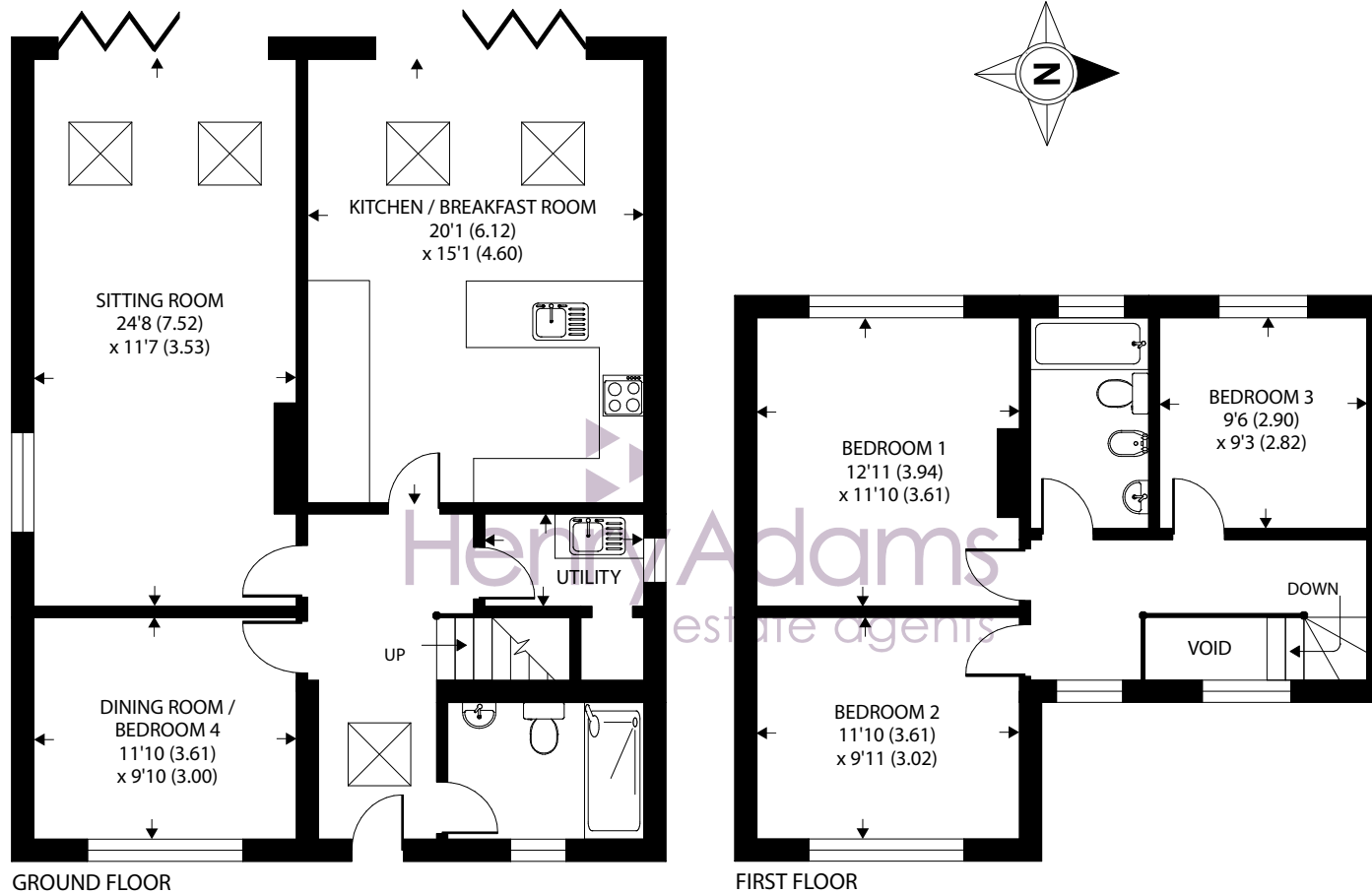
Outside, to the front of the property is a driveway which provides off road parking for a number of vehicles. The westerly aspect rear garden has been tastefully landscaped with a patio area adjoining the property giving way to lawn and enjoying rural views.

Chichester District Council - 24/25 Tax Band E £2,759.86









Approximate Area = 1485 sq ft / 137.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Singleton offers a local public house, primary school and church, a local village store can be found in the nearby village of West Dean. Close by Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed north along the A286 (Midhurst Road) passing through the village of Lavant. On reaching Singleton continue on the main road and the property is the second to last house on the left as you exit the village.
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