



Harmony, 20 Appledram Lane South, Chichester, PO20 7PE

Guide Price £495,000

 **Henry Adams**
estate agents



Harmony, Chichester

An individual detached project bungalow backing onto open countryside on the south west side of the city

- 581 sqft
- Scope to extend (STPP)
- Large garden
- Non estate location
- Off-road parking

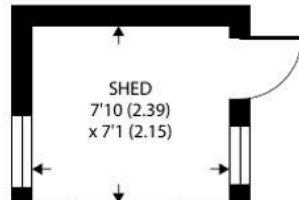
Providing an excellent opportunity for modernisation and potential to extend, subject to appropriate local authority consents, this detached double fronted bungalow stands in a gently elevated garden extending to approximately 0.18 acre. The property backs onto open countryside and Fishbourne Nature Reserve beyond and is conveniently situated about 1 ½ mile from Chichester city centre.

The accommodation currently includes an enclosed porch leading to a traditional entrance hall. To one side there is a sitting room with a bay window and an open walkway to the dining room which has door out to the rear garden and to the kitchen. There are two bedrooms, and a shower room. One of the bedrooms has sliding patio doors opening to the rear garden.

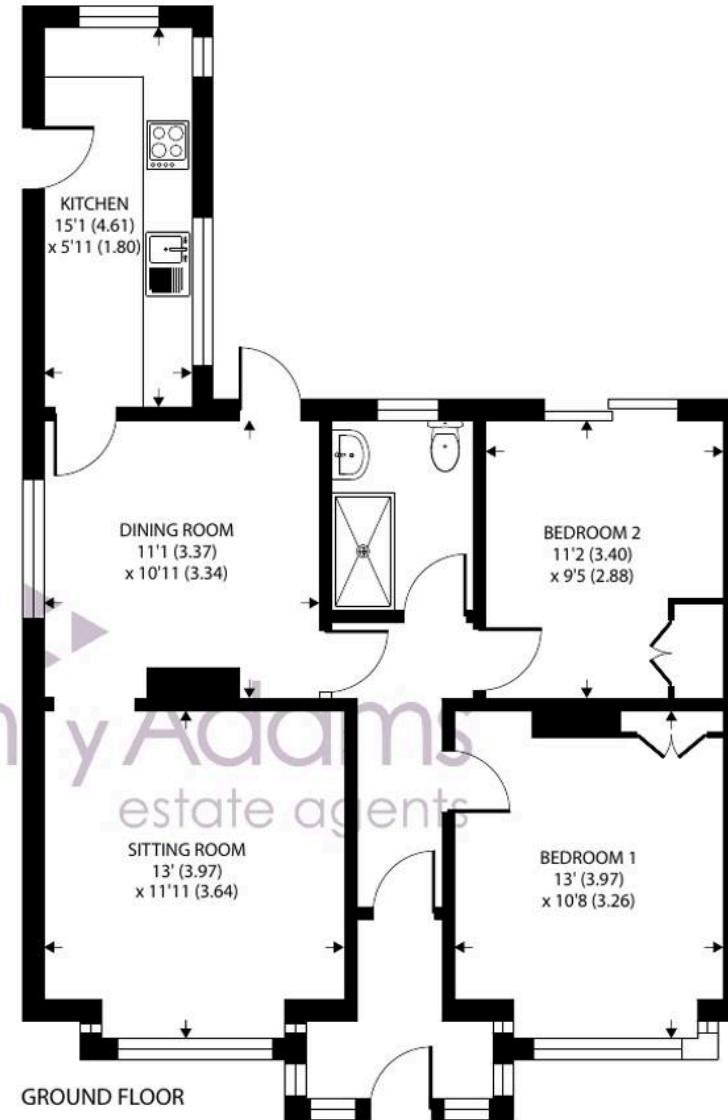
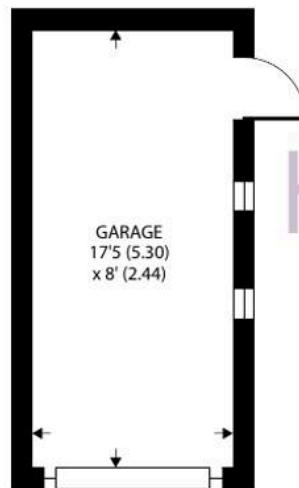
Outside, a driveway and hardstanding at the front provide off road parking. The drive narrows and leads to a single garage at the rear. The rear garden is westerly facing with a crazy paved patio giving way to extensive lawn and mature shrub borders.







OUTBUILDING



Approximate Area = 768 sq ft / 71.3 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Location - With views over farmland to the rear, the property is located in a semi-rural location yet within easy road access of Chichester, Fishbourne and the nearby harbourside at Dell Quay. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and 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. 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 - At the Fisbourne roundabout on the A27, take the A259 signposted to Bosham and Fishbourne. Take the first turning left into Appledram Lane South and proceed for approximately 0.17 and Harmony is on the right. what3words - emerald.reclining.muffin

Chichester District Council - 24/25 Tax Band D £2,214.14 EPC-C

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

