



The Old Post Office, Post Office Lane, North Mundham, PO20 1JY

Guide Price £825,000



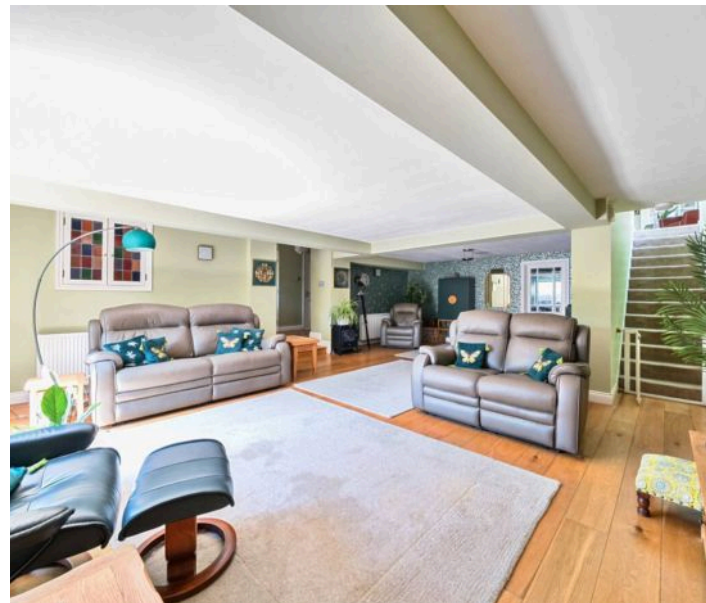
The Old Post Office, North Mundham

A fine Grade II character home situated in a mature village setting about two and a half miles south of Chichester

- 2,138 sqft of character and charm
- Large open plan kitchen/family room
- Sitting room with access to south facing rear garden
- Study/bedroom 5
- En-suite principal bedroom
- Three further bedrooms
- Large workshop
- Off-road parking for two cars

Believed to date back to the late Victorian period, The Old Post Office served as the central hub of North Mundham village while housing both the Post Office and the Telegraph Office when the telephone was introduced in 1903. Since then, the property has been thoughtfully converted and extended to offer a generous family residence exuding charm and character.

This delightful home seamlessly blends traditional features with modern amenities tailored to suit contemporary living requirements. Upon entrance, a welcoming hallway with a convenient boot room leads to a spacious sitting room boasting French doors and steps leading up to the rear garden. The heart of the home resides in the kitchen/dining/family room, featuring high-quality Sylvarna oak fronted units, granite worktops and a central island/breakfast bar complete with a vegetable preparation sink unit. The kitchen also includes integrated appliances such as a dishwasher, washing machine, fridge, and freezer, along with ample space for a range style cooker. Additionally, there is a study/bedroom 5 providing a separate retreat area.









Approximate Area = 2138 sq ft / 198.6 sq m

Outbuilding = 260 sq ft / 24.2 sq m

Total = 2398 sq ft / 222.8 sq m

For identification only - Not to scale



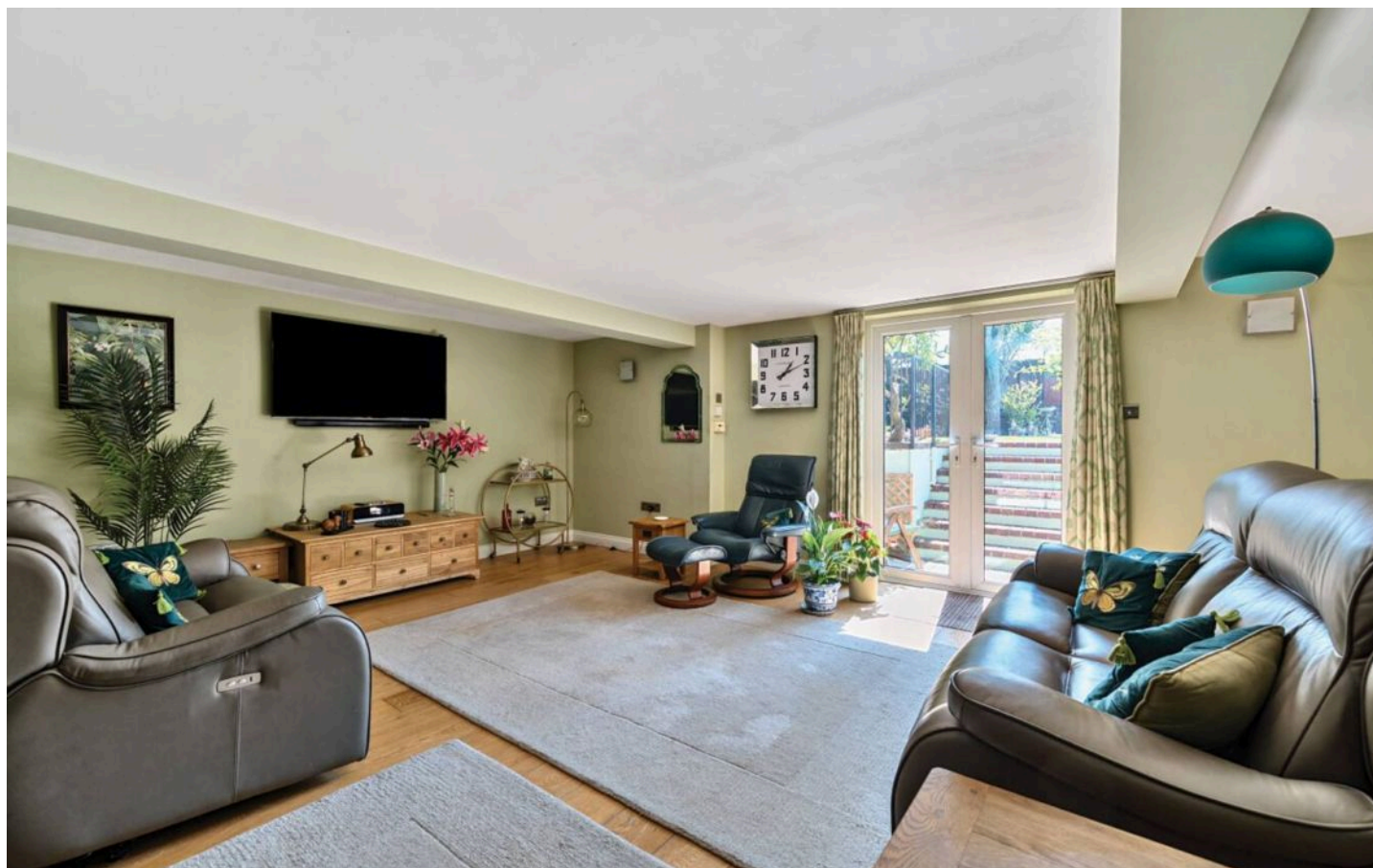
Upstairs - The property comprises four bedrooms and a family bathroom. The dual-aspect principal bedroom showcases a distinctive oriel window and an en-suite bathroom while the landing boasts a quaint seating area and a spacious walk-in wardrobe.

Outside - A private driveway accommodates parking for two cars, with a side gate granting access to the south-facing rear garden. This outdoor space features an extensive lawn, a spacious patio, a west-facing summer house, mature borders. A brick built workshop equipped with lighting and power supply is perfect for DIY enthusiasts.

Location - The semi-rural village of North Mundham is situated two and a half miles south east of Chichester. Within the village is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, plus a farm shop on the Lagness/Pagham road. 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. 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 take the third exit off at the Bognor Road roundabout into Vinnetrod Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right hand side, take the turning left and follow the road down, turning left at the mini roundabout into Post Office Lane. The Old Post Office is on the right before Hermitage Close.
what3words -stand.during.reef

Chichester District Council - 25/26 Tax Band F £3,390.35 EPC-
N/A Grade II listed





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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.