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Independent Estate Agent

Smarts Farmhouse, Ham Lane
Prinsted, PO10 8XT

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Detached Family Home in the highly desirable West Sussex village of Prinsted, perfect for those wanting a family home in a Harbourside village, within easy walk of the foreshore. This substantial family property with a large Garden, has been remodelled in the past. It has scope for further extension and upgrading, subject to the usual consents, so offering an opportunity to enhance a spacious and comfortable home, or create an annexe, if required. There is an impressive light and airy Dining/Reception Hall, a Cloakroom, modern fitted Kitchen and Breakfast Area. The spacious twin aspect Sitting Room overlooks the gardens and has a substantial and welcoming Fireplace with wood burning stove. There is also a sizeable Study/Family Room.

Upstairs are Four Bedrooms, and Three Bathrooms. The substantial Principal Bedroom has a large En-suite and a Dressing Room with fitted wardrobes. Outside, the property is approached over an in & out gravelled Driveway and it has an elegant front portico entrance. There is a large, Detached Triple sized Garage with space for two cars, approached through a double door with a large Workshop area to one side. The generous Rear Garden consists of a terrace close to the house and a mature rear garden laid to lawn, flowers, shrubs borders.

- DETACHED CHARACTER HOME
ON LARGE GARDEN PLOT
- SOUGHT AFTER LOCATION
CLOSE TO HARBOUR
- THREE SPACIOUS RECEPTION
ROOMS
- KITCHEN/ BREAKFAST ROOM
- FOUR BEDROOMS incl EN-SUITE,
THREE BATHROOMS
- GAS HEATING
- DETACHED TRIPLE
GARAGE/WORKSHOP

Asking Price
£1,595,000
Freehold





ACCOMMODATION

Ground Floor:

- Reception/Dining Room
- Study/ Family Room
- Sitting Room
- Kitchen/ Dining Area
- Utility Room
- Cloakroom



First Floor:

- Bedroom 1
- Principal Bedroom with En-suite
- Dressing Room with Fitted Wardrobes
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Shower Room

External:

- In & Out Gravelled Driveway
- Front Entrance Portico
- Triple Garage incl Workshop area
- Mature Rear Garden incl Terrace, Lawn, Flower/Shrub borders





LOCATION:

Prinsted is a charming West Sussex village located on the edge of the upper reaches of Chichester Harbour.

A designated an Area of Outstanding Natural Beauty, prized by the locals for its Waterside walks and a slipway gives access for dinghy, paddle boarding and windsurfing. Two marinas are nearby.

Prinsted is well connected, with the A259 and the railway station at Southbourne nearby. The fast train from Havant, takes just over an hour to reach London Waterloo.

The Cathedral city of Chichester is known for its culture and arts including the renowned Chichester Festival Theatre. The nearby Goodwood Estate also offers golf, flying, Horse and Motor Racing.

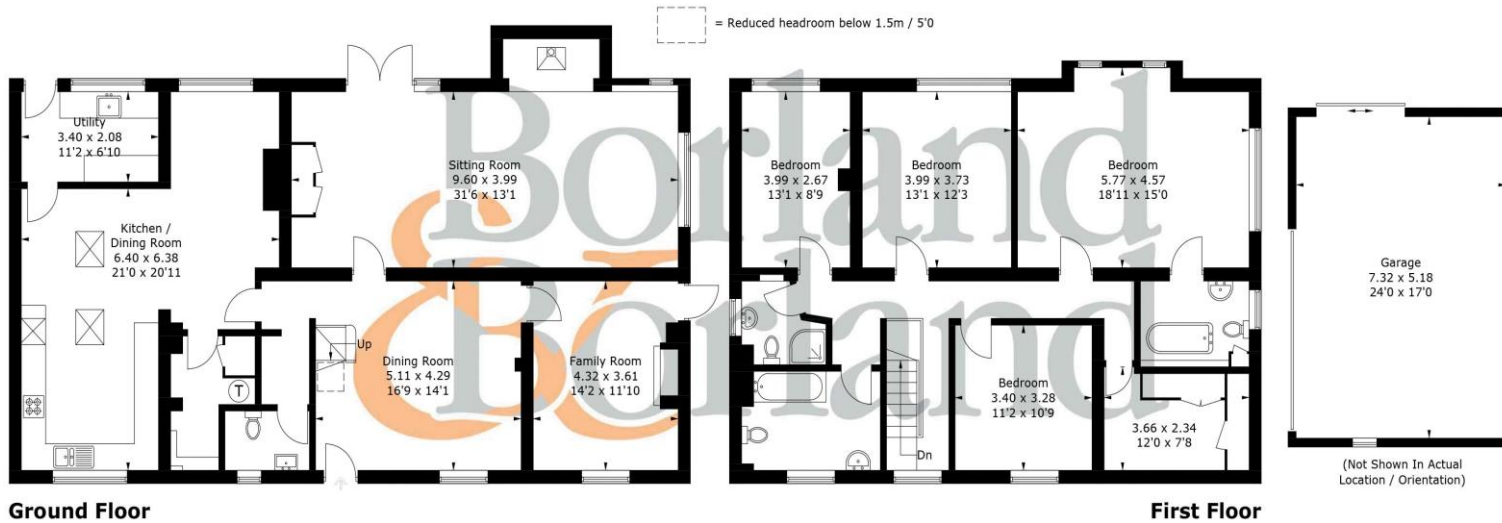
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Approximate Gross Internal Area = 253.4 sq m / 2728 sq ft
 Garage = 38.0 sq m / 409 sq ft
 Total = 291.4 sq m / 3137 sq ft



Directions

SATNAV PO10 8XT

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID975731)

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