

NEXA PROPERTIES

SECLUDED BUNGALOW, FUNTINGTON - DOUBLE GARAGE

OFFERS OVER £1,000,000









NEXA Properties are delighted to offer this charming and rarely available barn conversion, tucked away in a peaceful and secluded position within the highly desirable village of Funtington. Converted in the early 1970s and occupying a generous plot of just under half an acre, this unique home offers spacious and versatile single-storey accommodation, beautifully established gardens and a wonderful sense of privacy.

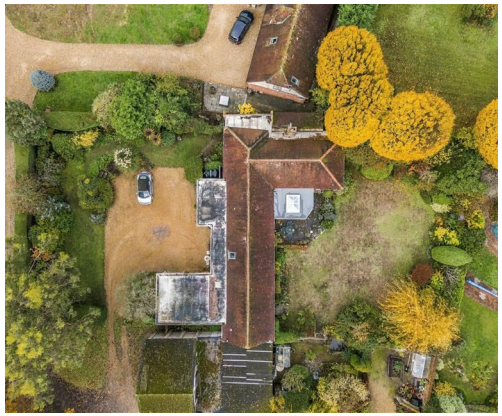
Upon entering, a welcoming entrance hall leads through to the impressive living accommodation. The kitchen offers an abundance of storage and worktop space, complemented by two pantry cupboards and a useful side lobby. The substantial 25ft sitting room enjoys an abundance of natural light with direct access into the conservatory, overlooking the gardens. A separate dining room provides further versatility, whilst a utility room offers internal access to the double garage, which presents potential for conversion (STPP).

All three bedrooms are generous doubles overlooking the secluded south-facing garden. The impressive principal suite benefits from a walk-in wardrobe, en-suite bathroom and double doors opening directly onto the garden. The remaining bedrooms are serviced by a separate family bathroom.

Externally, the property boasts beautifully established gardens enclosed by a characterful flint wall, featuring an extensive lawn, mature trees, colourful planting and a terrace ideal for entertaining. A delightful secret garden incorporates a pond and greenhouse, whilst a sweeping gravel driveway provides ample parking for multiple vehicles. Situated within easy walking distance of Funtington's farm shop, village pub and restaurant, the property enjoys excellent access to the surrounding South Downs countryside and Kingley Vale Nature Reserve. Chichester, Emsworth and Bosham are all within easy reach, offering an excellent selection of amenities, transport links and coastal walks.



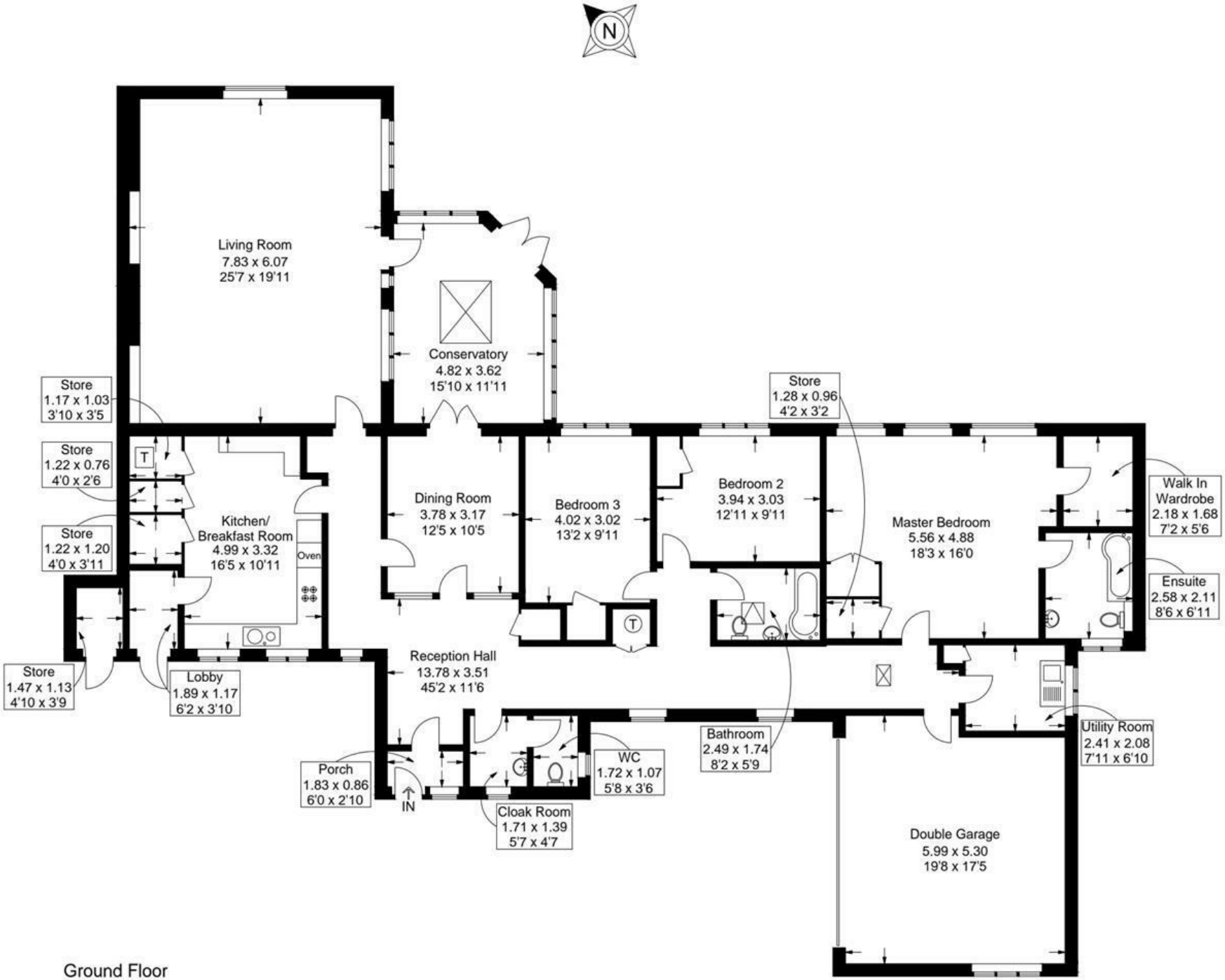




- TRANQUIL SOUTH DOWNS NATIONAL PARK LOCATION
- SECLUDED SOUTH FACING GARDEN APPROX 1/2 ACRE
- UNIQUE CHARACTERFUL BARN CONVERSION
- IMPRESSIVE 25FT SITTING ROOM
- HUGE PRINCIPAL BEDROOM WITH EN-SUITE
- BEAUTIFULLY ESTABLISHED GROUNDS
- SUBSTANTIAL GRAVEL DRIVEWAY AND DOUBLE GARAGE
- PEACEFUL AND SECLUDED POSITION
- SPACIOUS AND VERSATILE ACCOMMODATION
- THREE GENEROUS DOUBLE BEDROOMS

Grange Cottage, Common Road, Funtington

Approximate Gross Internal Area = 260.4 sq m / 2802 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.