



4 Mount Pleasant, Southbrook Road, West Ashling, PO18 8DQ

Guide Price **£850,000**


Henry Adams
estate agents



4 Mount Pleasant, West Ashling

- Period semi-detached cottage
- Sought after location
- Uninterrupted countryside views
- Tastefully extended and modernised
- Four bedrooms
- Garden
- Off-road parking

This charming 1,683 sqft period cottage has been thoughtfully extended and refined to create a home of quiet sophistication in a highly sought-after setting. Its elevated position captures uninterrupted countryside views over the South Downs National Park, lending a sense of calm and privacy throughout.

The interior unfolds with an elegant flow, a dual-aspect sitting room and dual-aspect dining room provide beautifully light spaces for everyday living, complemented by a well-appointed kitchen, utility room and boot room. A triple aspect snug/play room adds versatility, while a ground-floor shower room/WC enhances practicality. Upstairs, four bedrooms and a contemporary bathroom/WC offer comfortable family accommodation.

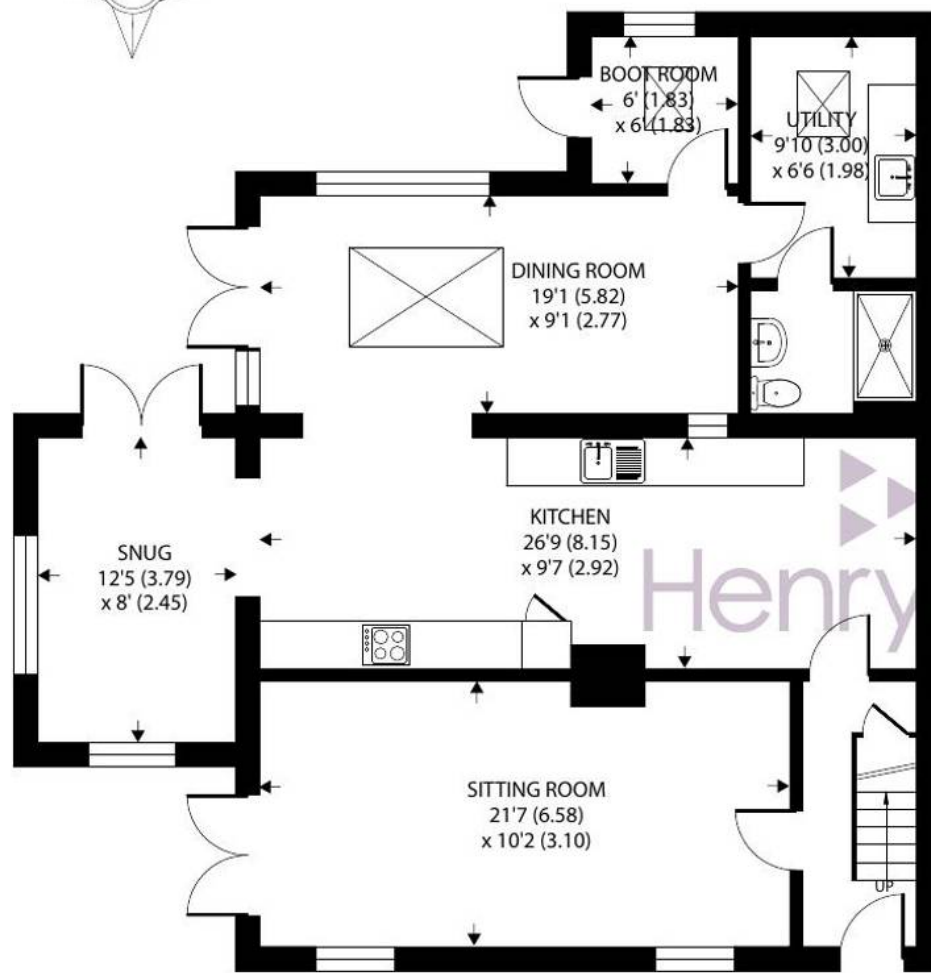
Outside, the garden provides practical outdoor space ideal for relaxing and entertaining and there is the convenience of off-road parking.

Chichester District Council - 26/27 Tax Band C
£2,156.14 EPC-C

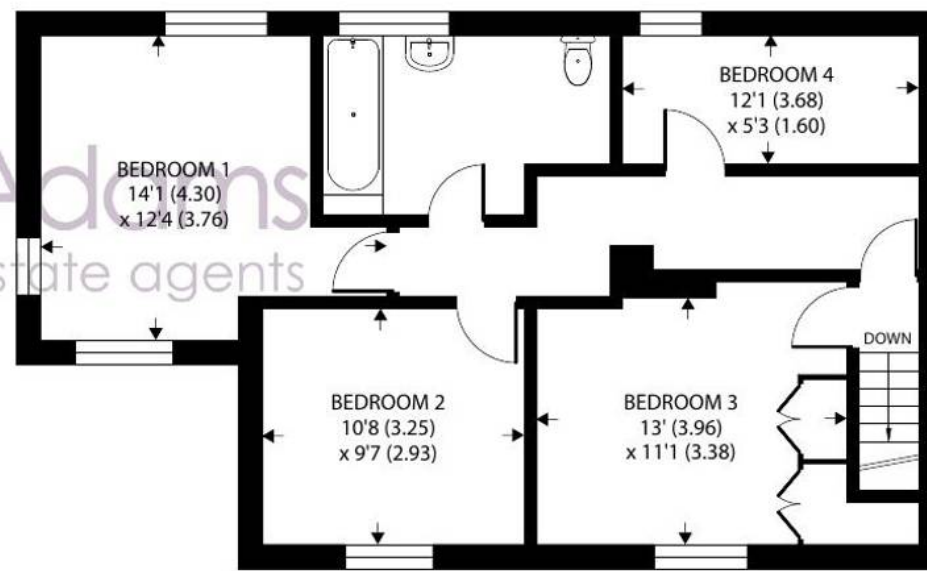








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1683 sq ft / 156.3 sq m

For identification only - Not to scale



Location – West Ashling is located about five miles north west of Chichester and has a local village pub, primary school and a picturesque mill pond. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around Chichester Harbour. Local amenities can be found in nearby Funtington and Bosham. 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. 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.

Directions – From Chichester proceed to West Ashling and Funtington on the B2178. Pass through the village of East Ashling, take the next turning on the left into Southbrook Road, signposted to Bosham & West Ashling. On entering West Ashling turn right into Down Street which leads into Mill Road. Pass the mill pond and The Richmond Arms public house on the left and take the next turning on the left into Southbrook Road. 4 Mount Pleasant is on the right after a short distance. What3words – hill.dramatic.proposals





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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.