



1 Funtington Hall Cottages, Funtington - PO18 9LJ

Guide Price £599,950 Freehold ****CHAIN FREE****



STRIDE & SON

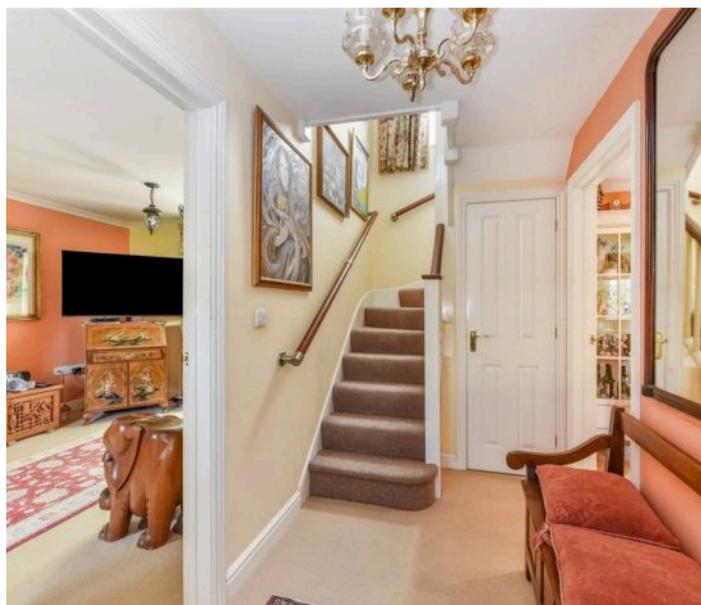
1 Funtington Hall Cottages

Funtington, Nr. Chichester

Attractive detached house in a quiet cul-de-sac, with flint and brick elevations, large conservatory, double carport, and sunny enclosed rear garden, approx. 4.5 miles from Chichester.

Flints is a detached three-bedroom house situated in the well-regarded village of Funtington. Built in a traditional style with flint and brick elevations, the property offers well-arranged accommodation, a superb conservatory, private enclosed garden, and a double carport.

- ****CHAIN FREE****
- Enclosed south-facing garden with pond and summer house
- Convenient location within South Downs National Park and close to Chichester
- Detached three-bedroom flint and brick house in a sought-after village
- Sitting room, large conservatory, and kitchen/dining room
- Modern fitted kitchen with integrated appliances
- Double car port





ACCOMMODATION:

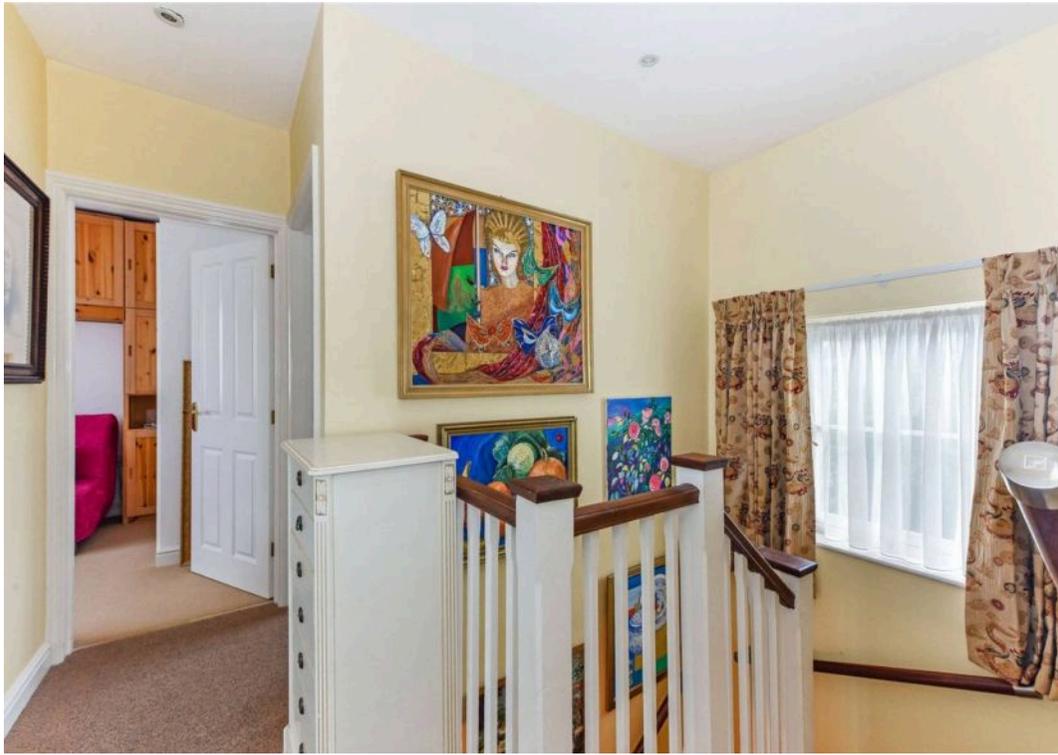
On the ground floor, the entrance hall leads to a sitting room with a fireplace and French doors to the conservatory. The conservatory provides an excellent additional reception space with views and access to the garden. The kitchen/dining room is fitted with cream shaker-style units, granite work surfaces, and integrated appliances, with ample space for a dining table. A cloakroom/WC complements the ground floor accommodation.

The first floor includes a dual-aspect principal bedroom with ensuite shower room/WC, built-in storage, and garden views. The further two bedrooms both have built-in storage and are served by a modern family shower room with glazed shower cubicle, WC, and wash and basin.

Outside, the south-facing rear garden is nicely enclosed and well stocked, with a paved seating area, established planting, and a brick-edged ornamental pond. A timber summer house offers storage or a further sheltered sitting space.

To the front, the garden is enclosed by mature hedging, and a shared gravel driveway provides access to a double car port set adjacent to the rear garden.





LOCATION:

Flints is located within the southern boundary of the South Downs National Park and is within easy walking distance of Funtington's local pub and historic church. There is a primary school in the nearby village of West Ashling, which also has its own popular local public house, and there is an excellent farm shop in the small hamlet of Adsdean.

The house is also within striking distance of Goodwood, renowned for its horseracing, and provides a country club and golf courses as well as playing host to its annual Festival of Speed and the Revival meeting at its historic motor circuit. The surrounding countryside of the South Downs National Park provides many opportunities for walking and riding, and Chichester Harbour and the historic sailing village of Bosham are some 4 miles away, with the waters of The Solent and Chichester Harbour providing fantastic sailing facilities.

A little further afield are the beaches at West Wittering providing many other facilities for water sports enthusiasts including windsurfing and kitesurfing. Mainline stations at Chichester and Havant provide regular train services to London Victoria and Waterloo respectively, together with frequent services to both Gatwick and Southampton airports.

Services: All mains except gas - private gas supply |

Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band E | EPC Rating: Band D

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Flints, No.1, Funtington Hall Cottages, PO18 9LJ

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft

Outbuilding = 4.6 sq m / 49 sq ft

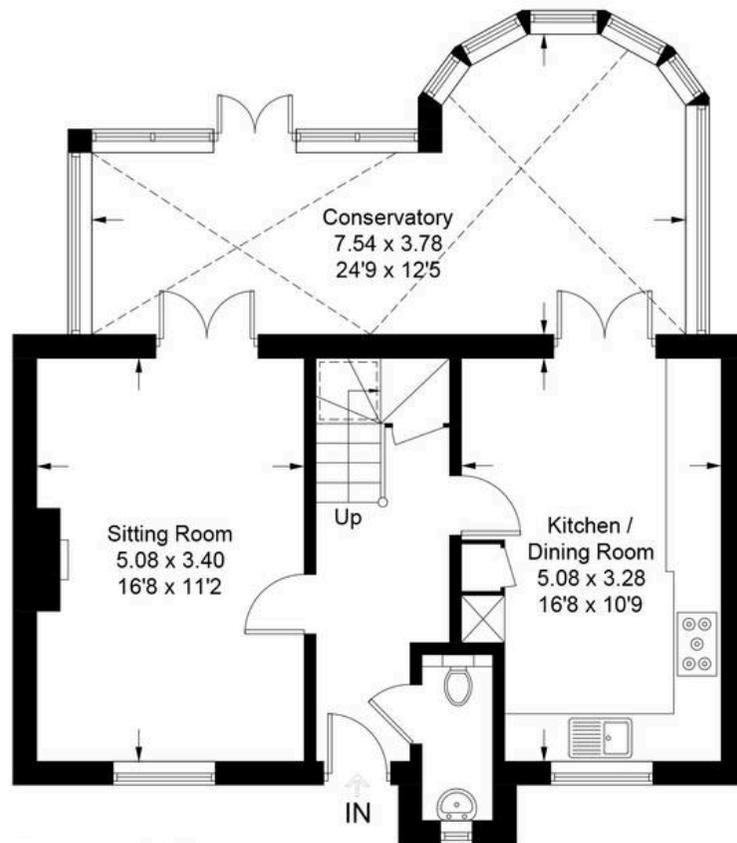
Total = 117.8 sq m / 1267 sq ft

(Excluding Double Car Port)

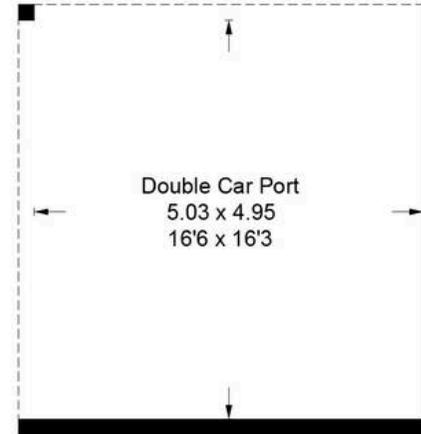
Produced for Stride & Son Estate Agent.



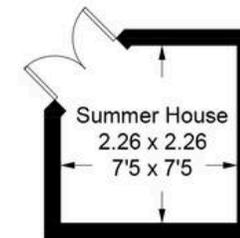
 = Reduced headroom below 1.5m / 5'0



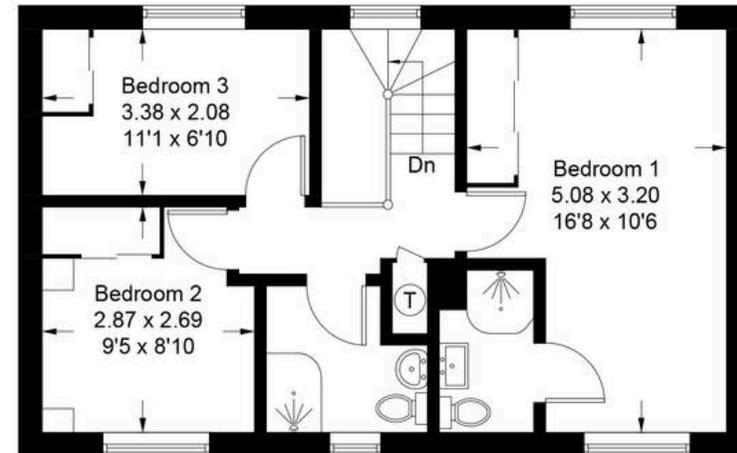
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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