



Appledram Lane North | | Chichester | PO19 3RW

Asking Price £775,000



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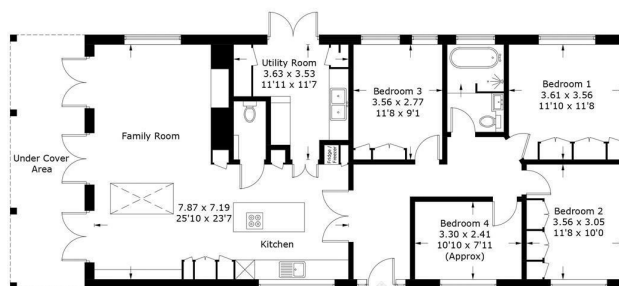
A stunning and unique four bedroom bungalow that has been redeveloped to an exceptionally high standard by the present owners. The front door opens into a spacious reception hall. Leading from this, the living areas are open plan comprising a high quality and well appointed kitchen, a dining area with a central atrium and a seating/family area with a modern inset electric fire. There is also an internal and external speaker system. This area has direct access to the rear landscaped garden with a covered terrace and seating area with firepit. Adjoining the kitchen is the cloakroom and utility room. The four bedrooms are all located at the opposite end of the property with a family bathroom. There is a garden office to the side/rear and a

- Stunning four bedroom bungalow
- Redeveloped by current owners
- Open plan family room with underfloor heating
- Landscaped garden with large covered area
- 1292 sqft/ 120 sqm
- Large modern kitchen
- Utility room
- Gated driveway



Appledram Lane North, PO19

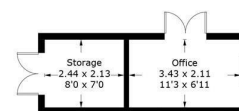
Approximate Gross Internal Area = 120.0 sq m / 1292 sq ft
(Excluding Under Cover Sitting Area)
Outbuildings = 17.0 sq m / 183 sq ft
Total = 137.0 sq m / 1475 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1318152)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **E**
EPC Rating **C**

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