

Mansfield Cottages, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RS

Offers in excess of £375,000

EPC Rating: D Council Tax Band: C



Mansfield Cottages, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RS

Offers in excess of £375,000

Council Tax Band: C

Deceptively spacious three bedroom mid-terrace home arranged across three floors in the popular village of Nutbourne, offered with no onward chain. Well presented throughout with a spacious sitting room featuring a wood burner, conservatory dining area, south facing rear garden and versatile top floor bedroom, ideally positioned near good schools, transport links and the local pub.

Positioned within the ever popular village of Nutbourne, this deceptively spacious three bedroom mid-terrace home is offered with no onward chain and provides versatile accommodation arranged across three floors, together with a generous south facing rear garden and well balanced living space ideally suited to modern family life.

The property has been well maintained and well presented throughout, blending practical day-to-day living with a comfortable and relaxed feel. From the moment you step inside, the house feels far larger than its frontage first suggests.

The ground floor centres around a spacious sitting room measuring over 16ft in length, creating a welcoming main reception space with plenty of room for both seating and entertaining. A wood burner sits within the chimney recess, providing a natural focal point to the room alongside fitted shelving and contemporary décor..

To the rear of the property, the kitchen offers a practical layout with ample worktop and storage space,

whilst opening directly through into the conservatory dining area beyond. This arrangement works particularly well for modern living, allowing the rear of the house to function as one sociable space overlooking the garden

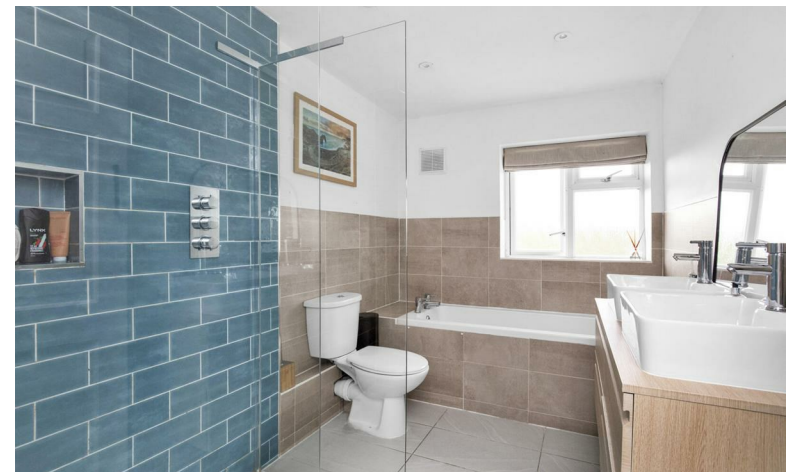
The conservatory itself provides an excellent additional reception or dining area with space for a large table and direct access out onto the decking and garden beyond. A separate utility room and downstairs cloakroom further enhance the practicality of the ground floor accommodation.

The first floor provides two well proportioned bedrooms together with a spacious family bathroom featuring both a separate walk-in shower and bath. The bathroom itself is notably larger than many similar properties locally and has been fitted in a modern style.

Occupying the entire top floor, the third bedroom creates a particularly versatile space which could equally serve as a principal bedroom, guest suite, hobby room or work-from-home office depending on requirements. The elevated position also gives the room a pleasant sense of privacy away from the main accommodation below

Outside, the south facing rear garden is a real feature of the property, extending to a far greater length than many would expect for this style of home. A decked seating area immediately adjoins the conservatory, creating an ideal spot for outdoor dining during the warmer months, whilst the remainder is predominantly laid to lawn with fenced boundaries and space for families, gardening or simply enjoying the outside space.

Nutbourne remains one of the most sought after villages to the west of Chichester, appreciated for its close proximity to Chichester Harbour, nearby coastal walks and excellent commuter links. The village itself offers a railway station, local bus routes and a popular local pub, while nearby Bosham, Southbourne and Chichester provide a wider range of amenities, schools, cafés and shops. The area is also well placed for access to a number of good local schools, making this a particularly convenient setting for family life.



Main Road
 Approx. Gross Internal Floor Area
 1114 sq. ft / 103.51 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Produced by Home Focus Studio Ltd.

The Old Boathouse Bosham Lane
 Bosham
 West Sussex
 PO18 8HS
 01243 624637
 info@soloestates.co.uk
 www.soloestates.co.uk

