



6 Hermitage Close, North Mundham, PO20 1JZ

Guide Price £595,000

 **Henry Adams**
estate agents

6 Hermitage Close, North Mundham

A spacious family home with attractive corner plot in desirable village location.

- Spacious four bedroom link detached family house
- Popular cul-de-sac, village location
- Just two and a half miles south of Chichester
- Wrap-around garden
- Three reception rooms
- Bathroom and shower room
- Large conservatory
- Off-road parking and garage
- Walking distance to primary school and a bus stop
- New gas boiler November 2025

A linked detached house with a partially half tile-hung front elevation, originally constructed in the 1960s and thoughtfully extended in the 1980s, creating a substantial and versatile family home. Situated on an attractive corner plot with a wraparound garden, the property enjoys a quiet cul-de-sac position just two and a half miles south of Chichester, offering both village charm and easy access to the city and surrounding countryside.

At the heart of the property is the open-plan sitting room and dining area. The sitting area is enhanced by a large picture window, bathing the room in natural light. French doors from the dining area lead directly to the rear garden, creating a seamless connection between indoor and outdoor living, ideal for entertaining or family gatherings.





The well-appointed fitted kitchen includes a Neff oven, induction hob and cooker hood, with ample work surfaces and storage to accommodate modern family life. Adjacent to the kitchen, the generously proportioned family room is currently used as a music room and benefits from bi-fold doors that open onto a substantial westerly-facing conservatory benefitting from electric underfloor heating. This light-filled space features sail ceiling blinds, a tiled floor, French doors and a single door opening to the garden, making it a versatile area for relaxation, dining or hobbies. Completing the ground floor accommodation are a practical utility room and a convenient cloakroom, both contributing to the home's functional layout.

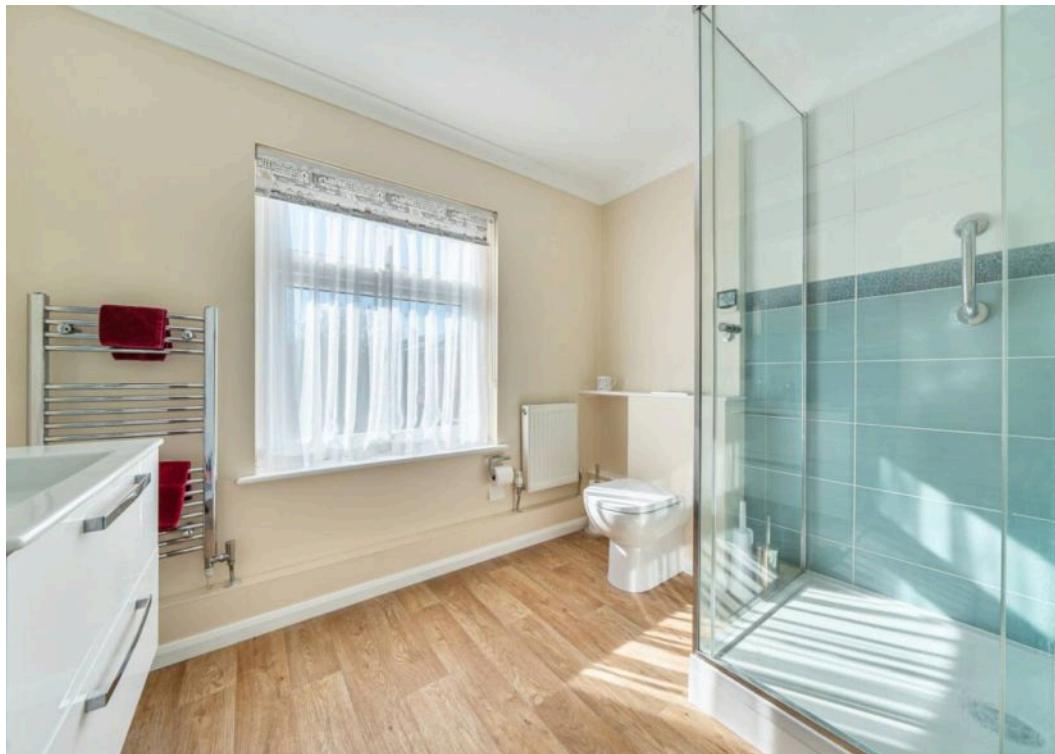
Upstairs, there are four well-proportioned double bedrooms, offering ample space for family members and guests. Bedrooms one and three have air-conditioning. These are served by a family bathroom and contemporary shower room.

The property is approached via a block-paved driveway, providing off-road parking for up to three cars and leading to a single garage. A wrought iron side gate opens onto a side path with access to a brick-built shed/store attached to the rear of the garage, offering additional storage or workspace.

The rear garden is a particular feature of the home, with a large, paved patio for outdoor dining and entertaining, an extensive lawn ideal for play or leisure, and well-stocked borders that enhance the overall charm and appeal. The wraparound nature of the plot ensures a sense of privacy and space, making it an ideal setting for families or those who enjoy gardening and outdoor living. There are also double gates giving access onto Palmer Place behind.

Chichester District Council - 25/26 Tax Band F EPC-C







Approximate Area = 1902 sq ft / 176.7 sq m

Garage = 156 sq ft / 14.5 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Location - The semi-rural village of North Mundham is situated approximately two miles south east of Chichester. Within the village is a popular primary school and church. In the nearby village of Runcton there is The Walnut Tree public house and restaurant, plus a farm shop on the Lagness/Pagham road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester take the third exit off at the Bognor Road roundabout into Vinnetrow Road. At the mini roundabout take the third exit and pass through the village. As the road bears round to the left with the school on your right hand side, take the turning left and follow the road down, turning left at the mini roundabout into Post Office Lane. Take the first left into Hermitage Close and proceed to the end where the property is in the top left hand corner. What3words - latest.home.regime

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.

To arrange a viewing call 01243 533377 view details online at
henryadams.co.uk

