



Bell & Blake
SALES & LETTINGS

4 Willowmead Close, Runcton, Chichester, West Sussex PO20 1NH

Asking Price £770,000

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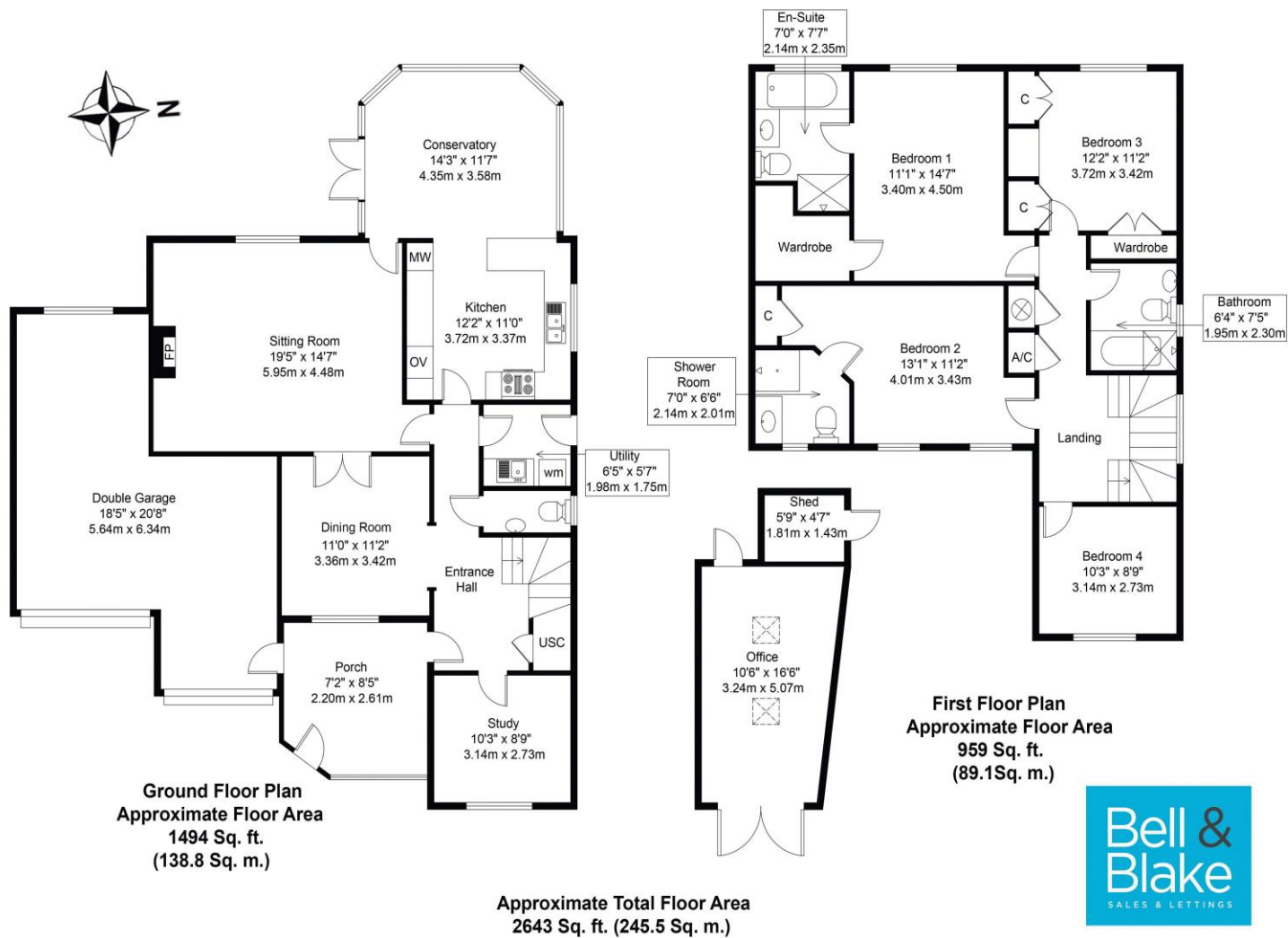


- ▶ Substantial detached family home in exclusive cul-de-sac
- ▶ Approximately 2,700 sq ft of bright and versatile accommodation
- ▶ Four double bedrooms and three bathrooms including two en suites
- ▶ Three separate reception rooms plus conservatory
- ▶ Modern kitchen/breakfast room and separate utility room
- ▶ Underfloor heating throughout most of the ground floor
- ▶ Desirable Runcton village location close to Chichester and the coast
- ▶ Ample private driveway parking

Situated within an exclusive small development in the sought-after village of Runcton, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation close to Chichester and the South Coast. The ground floor benefits from underfloor heating and includes three separate reception rooms, a fitted kitchen/breakfast room opening into a conservatory, utility room, and cloakroom. Upstairs, there are four well-proportioned bedrooms, with bedrooms one and two both enjoying en suite facilities in addition to the family bathroom. Outside, the property benefits from a recently built home office/studio, a good-size rear garden, double garage, and a block paved driveway providing ample off-road parking. Internal viewing is highly recommended.

Council Tax Band: G





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		