



15 Lynch Down, Funtington - PO18 9LR

Guide Price £995,000 Freehold



STRIDE & SON

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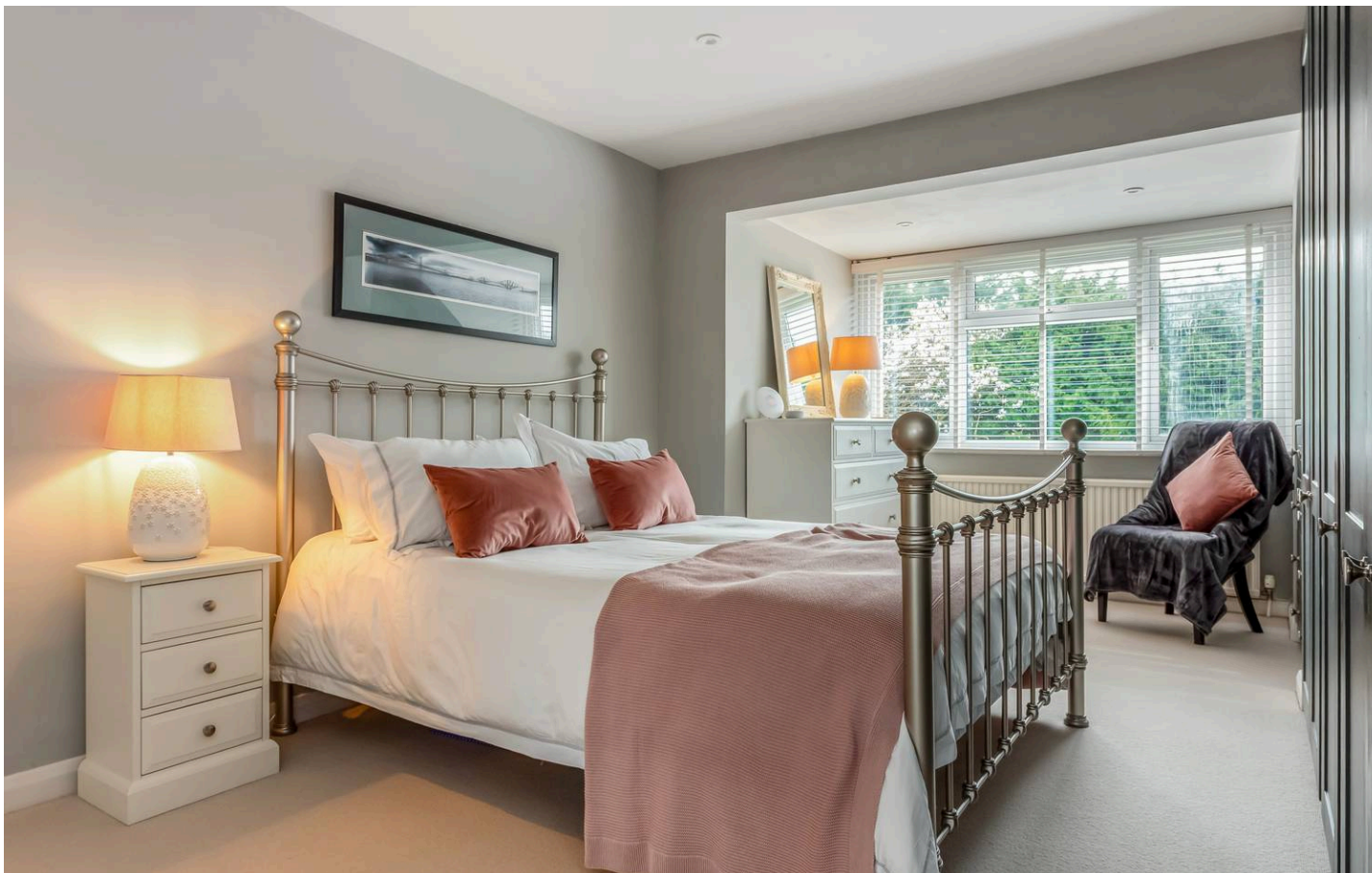
Funtington, Nr. Chichester

A spacious four-double-bedroom family home in a highly regarded Funtington cul-de-sac, offering superb living space, modern interiors, an exceptional south-facing garden, parking and a double garage.

- Spacious sitting room and second reception room/family room
- Impressive kitchen/dining room
- Large study/home office with vaulted ceiling
- Separate utility room
- Ground-floor shower room
- Four generous double bedrooms
- En suite to principal bedroom plus family bathroom
- Extensive south-facing rear garden
- Private driveway with parking for several vehicles and double garage
- Situated within the South Downs National Park







ACCOMMODATION:

Located in a sought-after cul-de-sac on the outskirts of Funtington, this attractive and well-appointed family home offers generous proportions, flexible living space and beautifully maintained gardens. The property enjoys a peaceful position within the South Downs National Park, with mature surroundings and excellent access to nearby amenities.

An entrance porch with useful storage leads into the main hallway, where there is a modern ground-floor shower room. The principal sitting room is a light and welcoming space featuring a central multi-fuel burner, oak flooring and a bay window overlooking the rear garden. The second reception room/family room is dual aspect with French doors opening directly onto the terrace, providing an ideal setting for everyday living and entertaining.

The superb kitchen/dining room extends the full depth of the house and has been thoughtfully updated. Contemporary deep navy cabinetry, sleek stone worktops, a central island with breakfast seating and a run of tall storage units combine to create a stylish and highly functional space. Oak flooring enhances the sense of quality, and French doors provide direct access to the south-facing garden. A separate utility room offers additional storage and appliance space, along with direct access to both the garage and gardens.

A further ground-floor room—currently arranged as a large study—features a vaulted ceiling with skylights, fitted workspace, garden views and deep blue décor. This versatile room is perfect as a home office, studio or hobby space.

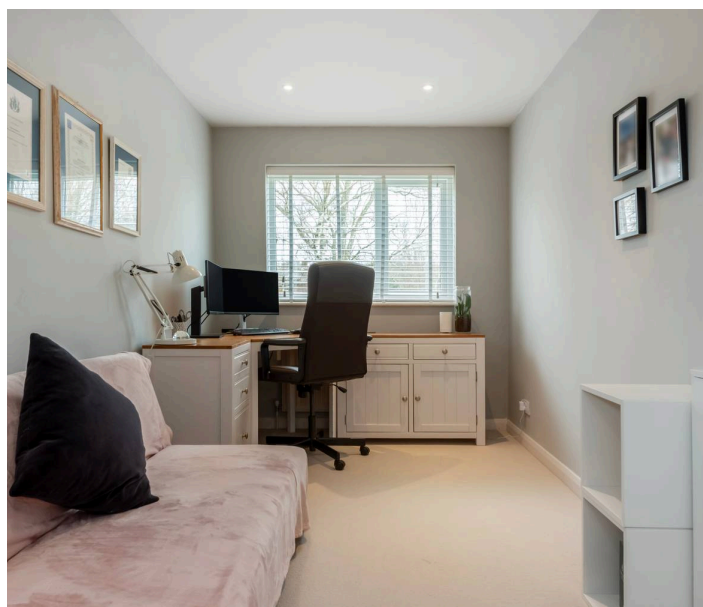


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Upstairs, the landing provides an airing cupboard and loft access. There are four well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and an en-suite bathroom with bath, overhead shower and vanity unit. Another particularly spacious bedroom enjoys a wide bay-style recess with a deep window overlooking the rear garden. The family bathroom includes a classic white suite with a separate shower cubicle and generous storage.

The property enjoys an impressive garden plot. The front garden is laid to lawn with established borders, and the large private driveway leads to the double garage.

The south-facing rear garden is a standout feature—extensive, level and wonderfully private, bordered by mature hedging. A circular paved terrace sits directly off the reception rooms, offering an inviting outdoor dining and relaxation space, complemented by surrounding planting. The garden also includes a children's play area, a timber shed and a dedicated vegetable garden, providing versatility for family life and outdoor enjoyment.



LOCATION:

Lynch Down is conveniently positioned for Funtington's local amenities, including the village pub and historic church. West Ashling, nearby, offers a primary school and a popular public house, while Adsdean provides an excellent farm shop.

Goodwood lies within easy reach, well known for its horse racing, golf, country club and annual motorsport events including the Festival of Speed and Revival.

The South Downs National Park provides extensive walking and riding opportunities, while Chichester Harbour and the historic sailing village of Bosham—approximately 4 miles away—offer outstanding coastal and sailing facilities. Further leisure opportunities include the beaches of West Wittering, popular with water sports enthusiasts.

Mainline railway stations at Chichester and Havant provide regular services to London Victoria and London Waterloo respectively, along with frequent connections to Gatwick and Southampton airports.

INFORMATION: Services: Mains water and electricity. Oil fired central heating | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: G | EPC Band: D
what3words: ///stockpile.heartened.deeds







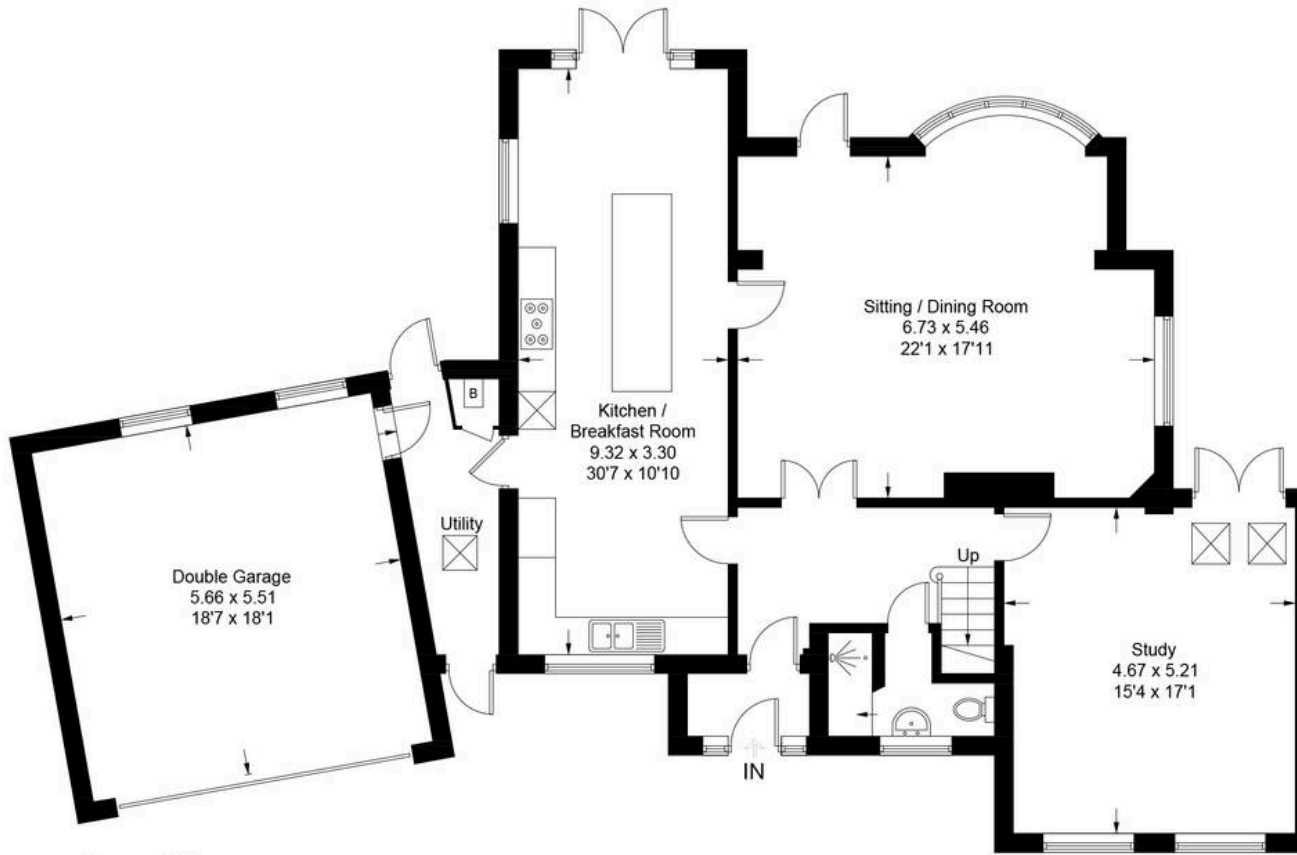
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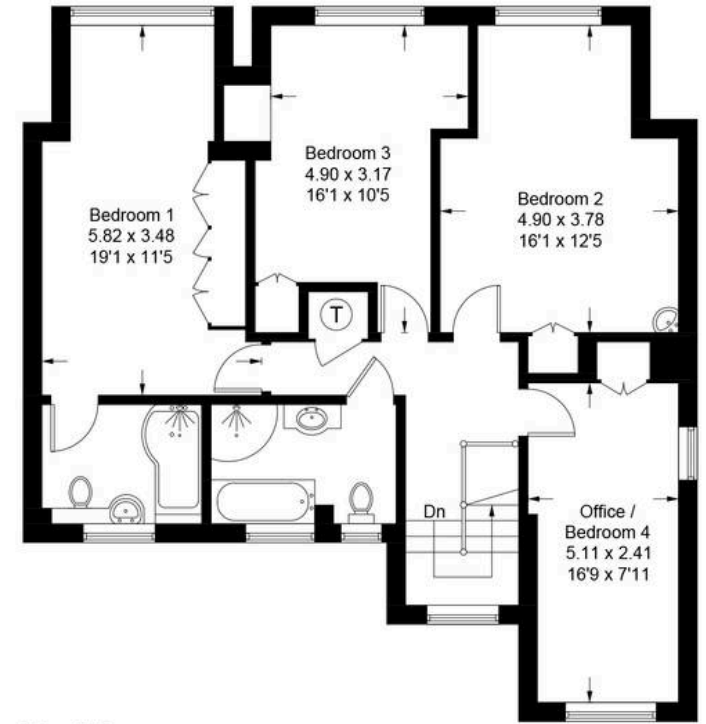
Approximate Gross Internal Area = 237.6 sq m / 2557 sq ft
(Including Double Garage)



Produced for Stride & Son Estate Agent.



Ground Floor



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.

Created by Emzo Marketing 2026. (ID1286405)



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