



The Leys, Singleton, Chichester, PO18  
Guide Price £500,000

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# Key Features

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Panoramic Views to the Rear  
Highly sought-after Downland Village  
Three Bedrooms (One to the Ground Floor)  
Sitting Room  
Conservatory  
Kitchen & Utility Room  
Garage & Off-Road Parking  
NO ONWARD CHAIN





This charming detached chalet home is situated on the edge of this fine sought-after Downland village and enjoys exceptional views to the rear.

The property features three bedrooms, including one conveniently located on the ground floor, making it suitable for various family needs. With a sitting room, kitchen, and utility room, the layout offers practical living spaces that cater to everyday life.

The freehold tenure provides peace of mind for long-term ownership, and the absence of an onward chain ensures a smoother transition for potential buyers.





## SINGLETON

Nestled within the heart of the South Downs National Park, the picturesque village of Singleton enjoys a stunning setting surrounded by rolling countryside, with miles of footpaths and bridleways, including the renowned South Downs Way right on the doorstep.

The village offers an active and welcoming community, featuring a primary school, parish church, cricket green and a popular local pub, with further country inns available in nearby West Dean, East Dean and Charlton.

Just a mile away, the Goodwood Estate provides year-round attractions such as its internationally acclaimed racecourse, private members' club, hotel, golf course, and the celebrated Festival of Speed, Revival and Members' Meeting at the historic motor circuit. Other notable local highlights include the Weald & Downland Living Museum and West Dean College.

Approximately six miles to the south lies the cathedral city of Chichester, offering comprehensive shopping facilities and a mainline railway station with regular services to London Victoria. For coastal pursuits, the blue flag beaches of West Wittering and the National Trust reserve at East Head are about fourteen miles away, alongside several well-regarded sailing clubs at Birdham, Itchenor and Emsworth. The location is ideal for lovers of the outdoors, with exceptional walking routes and award-winning country pubs nearby, and with Goodwood and Chichester City Centre both just a short drive away.



## OUTSIDE

The home enjoys panoramic views over farmland to the rear making it ideal for those who appreciate a serene backdrop.

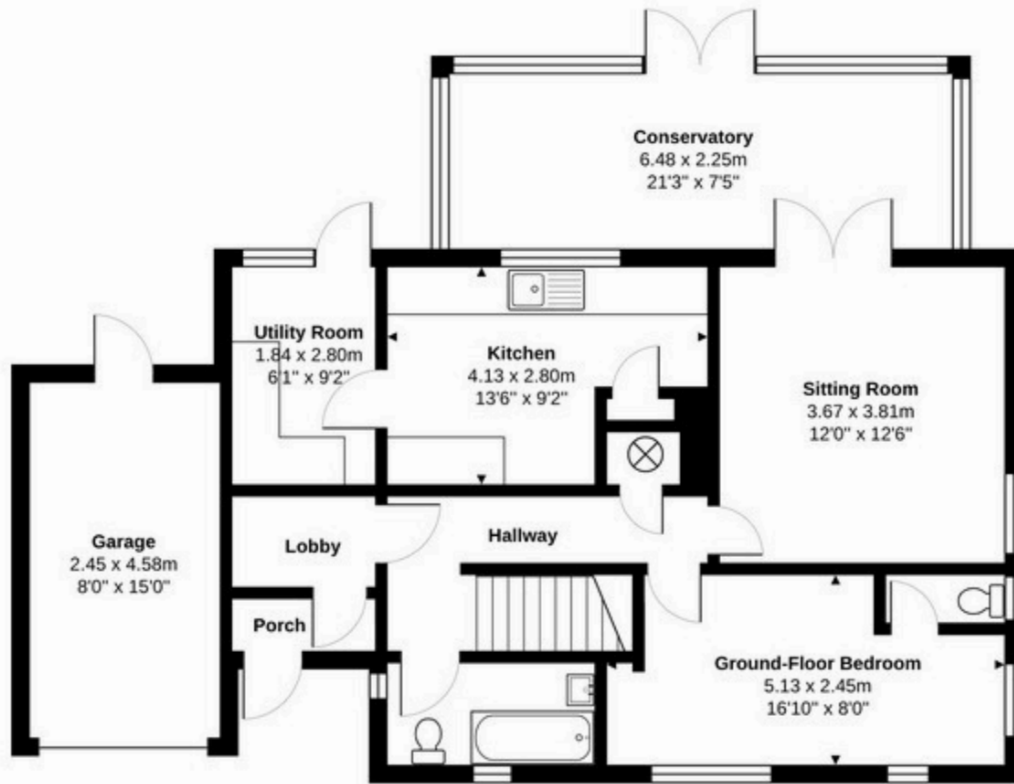
The generous garden offers ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. Off-road parking and a single garage add convenience for families with multiple vehicles or those in need of additional storage space.

With its sought-after position and practical features, this home represents an excellent opportunity in a desirable area. The nearby village amenities provide convenience and community spirit, while local schools offer educational options for families. Don't miss out on making this property your own."



Contact me today to arrange a viewing  
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Total Area: 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure Type:** Freehold

**Council Tax Band:** D

**Council Authority:** Chichester District Council

**EPC - TBC**



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