



1 South View, Mill Lane, Runcton, PO20 1PP

Guide Price £430,000

1 South View, Runcton

A period property in a semi-rural location

- Period property
- Sitting room and dining room
- Modern kitchen/breakfast room
- Two double bedrooms, one en-suite
- Loft-converted bedroom
- Driveway and garage
- Garden

Located in the sought-after village of Runcton, approximately two miles south of Chichester, this charming three-bedroom semi-detached period home offers deceptively spacious and well-proportioned accommodation arranged over three floors.

The ground floor features a delightful dual-aspect sitting room with an open log fire, which flows through to a separate dining room.

To the rear, a modern dual-aspect kitchen/breakfast room provides an excellent family space, with the breakfast area enjoying an attractive vaulted ceiling and a stable door opening directly onto the rear garden.

Completing the ground floor accommodation is a cloakroom.





On the first floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes this level.

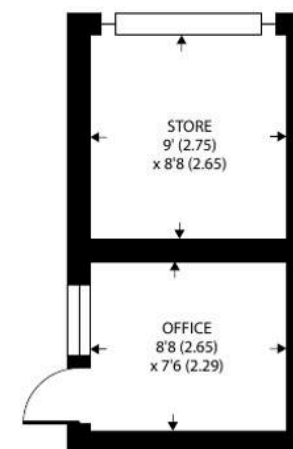
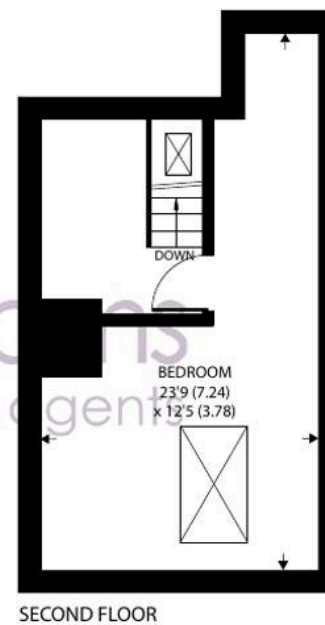
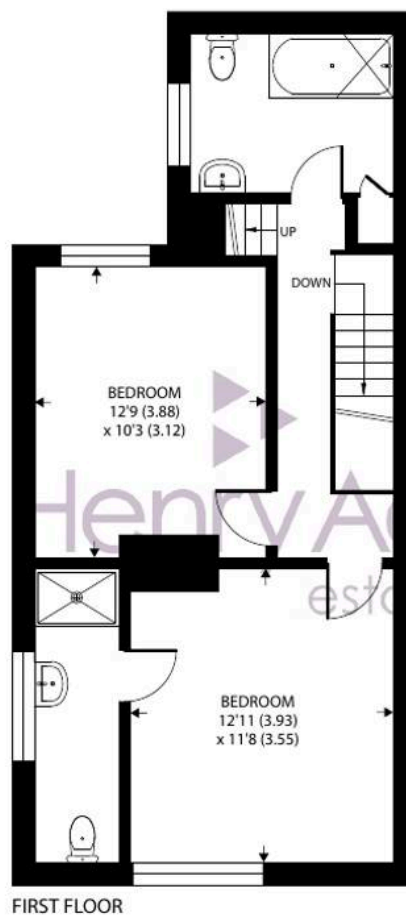
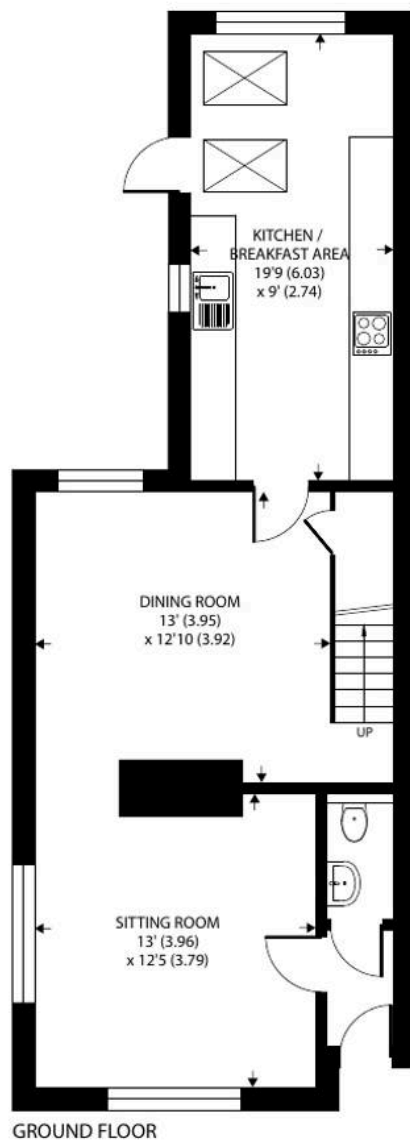
The second floor comprises a converted loft, creating a further bedroom enhanced by Velux windows that allow an abundance of natural light.

To the front of the property, a driveway provides tandem off-road parking for several vehicles and leads to a garage. The garage has been informally converted to offer useful storage and a home office space. To the rear, the enclosed garden is mainly laid to lawn and also features a patio area, ideal for outdoor entertaining.

Chichester District Council - 25/26 Tax Band D £2,347.16 EPC-D







Approximate Area = 1363 sq ft / 126.6 sq m
 Store = 78 sq ft / 7.2 sq m
 Office = 65 sq ft / 6 sq m
 Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale



Location - The village of Runcton is situated approximately three miles south east of Chichester. Within the village is The Walnut Tree pub and restaurant, and in the nearby village of North Mundham is a popular primary school, 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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. 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 - Proceed south down Vinnetrov Road and at the roundabout proceed straight over into Mill Lane. After 0.13 of a mile 1 South View is on the left. What3words - [fool.face.love](https://www.what3words.com/fool.face.love)

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](https://www.henryadams.co.uk)

