



East Cottage, Post Office Lane, North Mundham, PO20 1JY

Guide Price £950,000



East Cottage, North Mundham

- Extended character house
- Semi-rural location
- 0.25 acre plot
- Four reception rooms
- Four bedrooms
- Ample off-road parking
- Viewing recommended

This charming and extended character home enjoys a desirable semi-rural setting, combining period appeal with modern comfort.

The property is beautifully presented, featuring attractive shutters and a welcoming sitting room complete with a window seat and an elegant fireplace. Offering versatile living space, it includes a second reception, a spacious study and a practical boot room with cloakroom facilities. At the heart of the home is a modern, generously proportioned kitchen/dining room, ideal for both family life and entertaining, while several reception rooms benefit from a bright dual aspect.

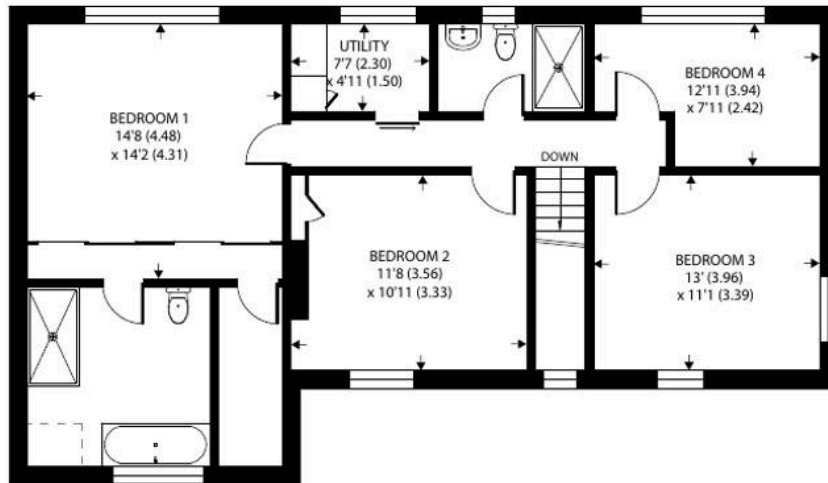
Upstairs, the impressive principal bedroom boasts a comprehensive range of fitted wardrobes and a large en suite bath and shower room. Three further well-sized bedrooms are served by a stylish shower room, with the added convenience of a first-floor utility.

Set within approximately 0.25 acres, the property offers ample off-road parking and a useful workshop in the rear garden. This delightful home must be seen to be fully appreciated, and viewing is highly recommended.



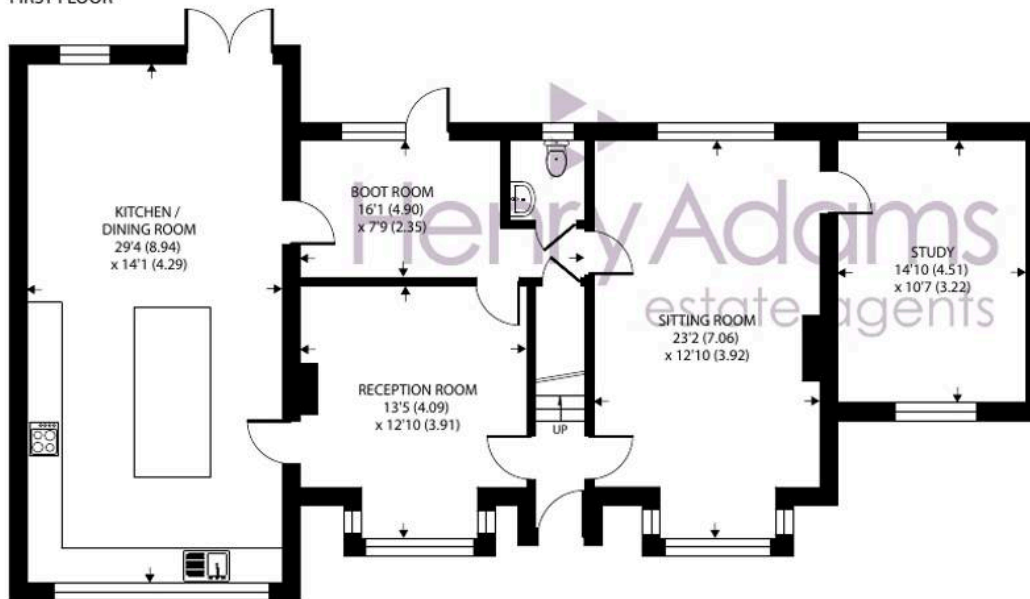




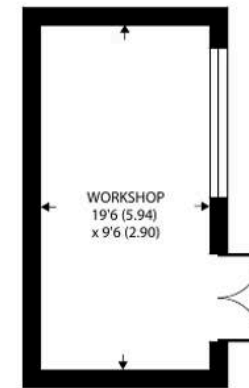


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Approximate Area = 2179 sq ft / 202.4 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Outbuilding = 185 sq ft / 17'1 sq m
Total = 2371 sq ft / 220.2 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. Proceed for approximately 0.15 of mile and the property is on the left. What3words - area.melon.crest

Chichester District Council - 26/27 Tax Band EPC-E





Henry Adams – Chichester

Henry Adams LLP, Rowan House Baffins Lane – PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.