



**Carmel, Nonnington Lane, Graffham, West Sussex, GU28 0PX**

Offers in Region of £550,000





## Carmel Nonnington Lane

Freehold / Council Tax Band: F / EPC: E

- No Onward Chain
- Three Bedrooms / Two Bathrooms
- Detached Scandia Hus Bungalow
- Two Pubs, Village Shop, Nursery and School Nearby
- Full Fibre Broadband Available

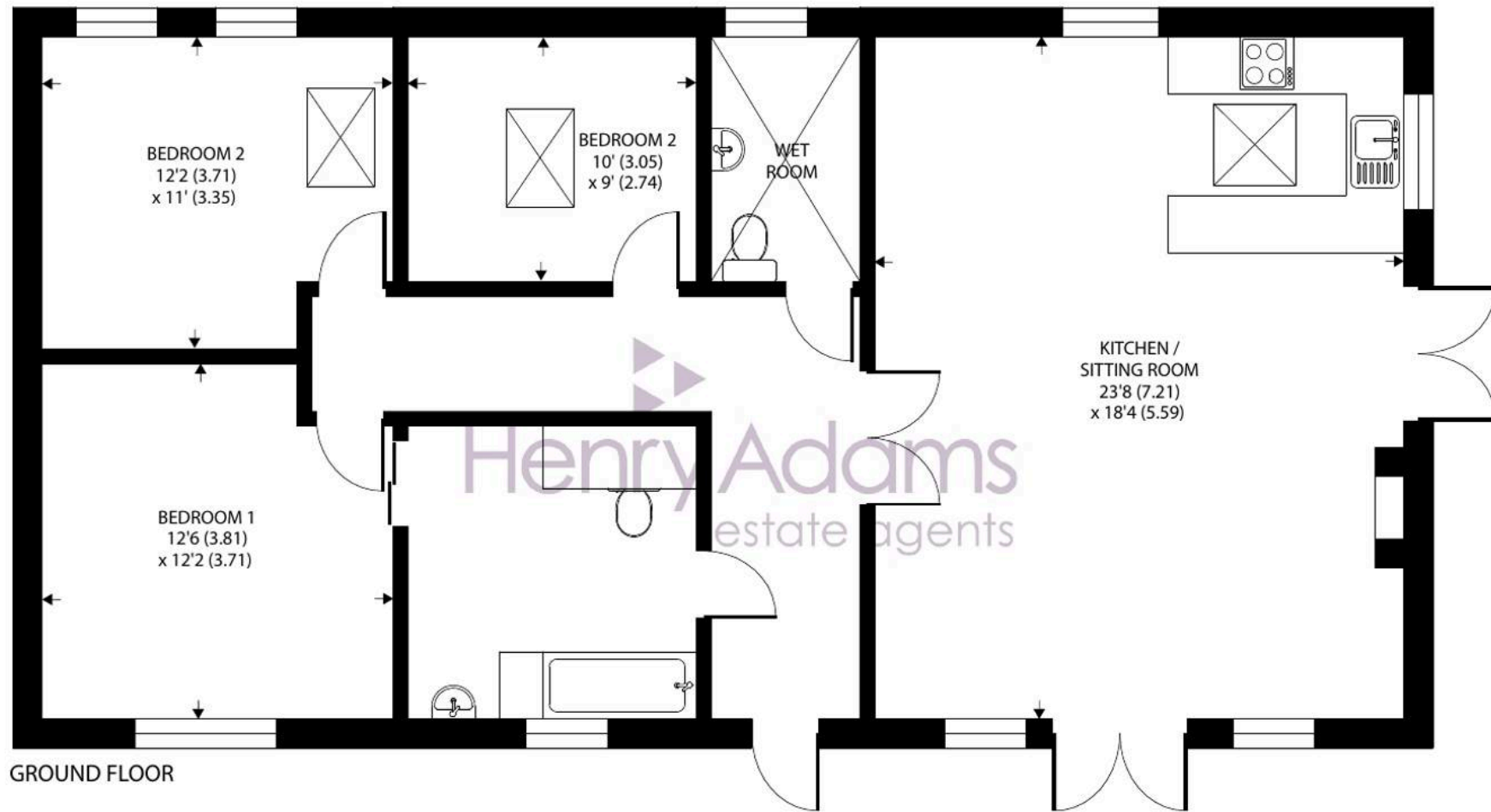
Carmel is a distinctive and inviting home nestled in the sought-after village of Graffham. Positioned at the end of Nonnington Lane, this efficiently designed Scandia Hus boasts privacy and charm, with a designated driveway extending into the garden, offering both convenience and seclusion.

The accommodation is thoughtfully arranged across a single floor, with large windows throughout that bathe the interiors in natural light. At the heart of the home lies the open-plan kitchen, dining, and living area – a versatile space featuring two sets of doors opening onto the garden, creating a seamless connection to the outdoors. A wood-burning stove adds warmth and character, making this area ideal for relaxation or entertaining.

Carmel offers three well-proportioned bedrooms, ensuring ample living space. The principal bedroom benefits from an en suite bathroom in a practical Jack and Jill arrangement, providing access from both the bedroom and the entrance hall. This adaptable space is equipped with plumbing for laundry appliances, currently housing a washing machine and tumble dryer. The two additional bedrooms are serviced by a modern wet room, with the potential to be transformed into a family bathroom.

The South West-facing garden is a delightful retreat, primarily laid to lawn and bordered by fencing for privacy. A patio area wraps around the property, perfect for al fresco dining or enjoying the peaceful surroundings. Additionally, a conveniently placed shed offers extra storage.





Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale





## Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • [midhurst@henryadams.co.uk](mailto:midhurst@henryadams.co.uk) • [www.henryadams.co.uk/](http://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.