



Suo-Marte Sandy Lane, East Ashling, PO18 9AT

Guide Price £595,000



Suo-Marte, East Ashling

An individual home situated on the southern periphery of the glorious South Downs National Park.

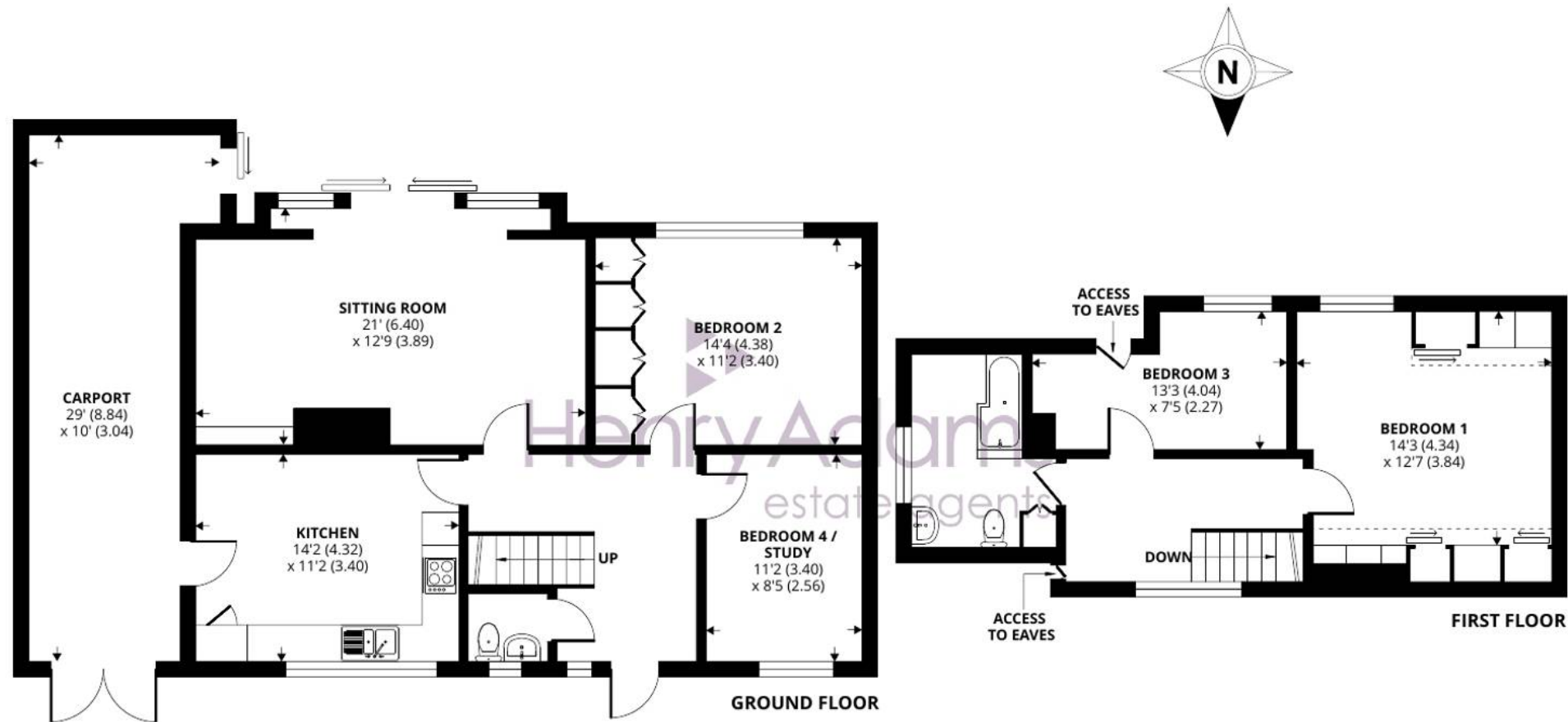
- Spacious 1,238 sqft accommodation
- Leafy lane cul-de-sac setting
- Exclusive downland village location
- Scope for improvement
- Four bedrooms
- Secluded 0.18 acre garden
- Private drive and car port
- No onward chain

An individually designed three/four-bedroom detached chalet style house standing in a mature secluded garden extending to approximately 0.18 acres in the much sought after downland village of East Ashling. The property offers versatile accommodation with excellent potential to personalise and modernise your new home.

On entering the front door you are welcomed by a spacious entrance hall where there is a cloakroom. The sunny sitting room has an exposed brick feature wall and chimney breast, and wide double glazed sliding patio doors and picture windows overlooking the rear garden. Moving into the well-proportioned kitchen/dining room there is a wide range of cupboards, and electric double oven, ceramic hob and cooker hood. There are two further rooms on the ground floor one used as a bedroom with wall-to-wall built-in wardrobes and the second would make an ideal study or fourth bedroom. On the first floor there are two bedrooms and a bathroom.







Approximate Area = 1238 sq ft / 115 sq m (excludes carport)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



Outside - A gravel driveway leads to a turning area and a large carport which extends along the side of the property. At the rear the garden is south facing with a patio giving way to extensive lawn, all enveloped by mature hedges.

Location - East Ashling is located north west of Chichester and has a local village pub. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over Kingley Vale and the South Downs to the north and around Chichester Harbour to the south. Local amenities can be found in nearby Funtington and Bosham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood 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.

Directions - From the Northgate roundabout, take the north west exit signposted to Funtington (St Pauls Road - B2178). Continue on this road for approximately three miles, and shortly after entering East Ashling. Take the first turning on the left into Sandy Lane and Suo-Marte is on the left. what3words - treaties.pursuit.variously

Chichester District Council - 25/26 Tax Band E £2,826.28 EPC-E

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)

