



7 Orchard Gardens, Woodgate, Chichester, West Sussex, PO20 3QW



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A bright and versatile home, located in an enviable position off a quiet cul-de-sac. This spacious, extended property boasts three/four bedrooms, sitting room, kitchen/breakfast room, dining room/bedroom four, family bathroom, secluded garden, detached garage and multiple off-road parking.

Freehold · 4 bedrooms · End of chain · Scope for loft conversion · Detached garage · Ample parking

Description

The property offers accommodation arranged over two floors. On the ground-floor, the entrance hall runs central to the property and gives access to a generous sitting room, with a feature fireplace. Opposite to the sitting room is the kitchen/breakfast room, newly fitted with a range of white, contemporary wall and base units. A staircase leads to the first floor and a door allows for side and rear garden access. To the rear of the property are the dining room/bedroom four and bedroom one, both with doors providing access to the rear garden. Completing this floors' accommodation is the family bathroom featuring a bath and a separate shower. Upstairs, there are two bedrooms both with views over farmland. Of particular note is the large loft area accessed from bedroom two, via a full-height door, measuring in excess of 27'x16, which could allow for further development, subject to attaining all the required permissions. Outside, the rear garden is enclosed by fence panels, mainly laid to lawn with a patio area adjacent to the property. To the front, a long driveway leading, to the detached garage, provides off road parking for several vehicles. The front garden is deep, also laid to lawn and well stocked with trees and shrubs.

Location

Woodgate is a village surrounded by farmland, within sight of the South Downs National Park. Local shopping facilities can be found in Barnham, nearby. Here there is also a mainline train station providing regular services to London Victoria.





Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council: Band D

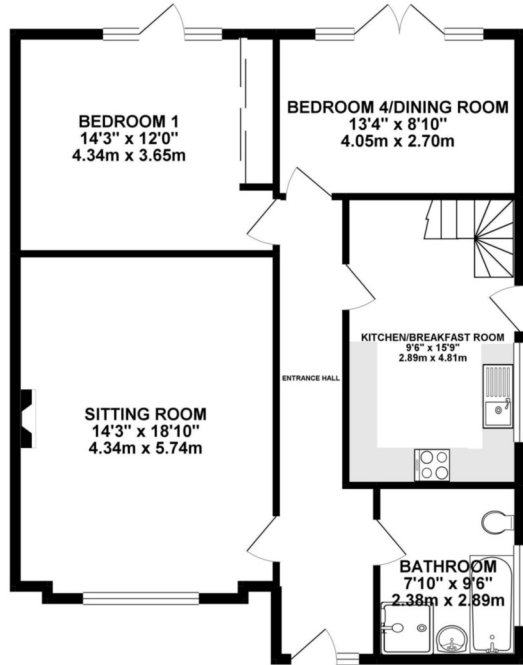
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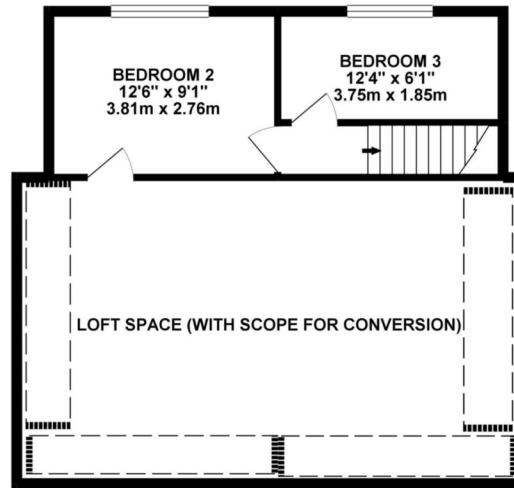
Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

GROUND FLOOR 890.37 sq. ft.
(82.72 sq. m.)



1ST FLOOR 685.29 sq. ft.
(63.67 sq. m.)



TOTAL FLOOR AREA: 1575.66 sq. ft. (146.38 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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