

White & Brooks

CHICHESTER

Offers in Excess of £250,000

Mayfield Place • Chichester • West Sussex

“Beautiful Semi-Detached House ”



- ❖ In the sought after Village of Hunston
- ❖ Two Double Bedrooms
- ❖ Sitting Room with Bay Window & Fireplace
- ❖ Dining Room with Fireplace
- ❖ Kitchen with Feature Beam Ceiling
- ❖ Spacious Bathroom
- ❖ Garden with potential

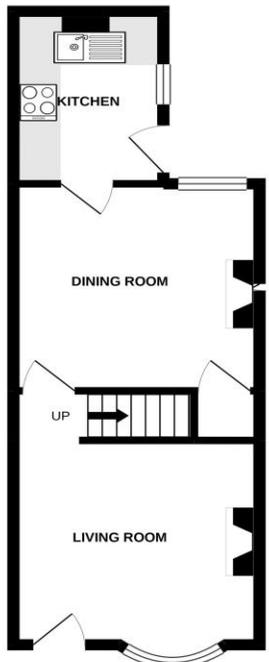
About The Property

White & Brooks are pleased to offer this versatile semi-detached house in the sought after Village of Hunston. With local shops, bus routes and canal walks nearby with Chichester town centre approximately 2.6 miles makes this a great location. This beautiful two bedroom property briefly comprises to the ground floor sitting room and dining room, both with traditional fireplace and kitchen with feature beam ceiling. On the first floor are two double light and airy bedrooms with a spacious bathroom. To the rear of the property boasts a spacious garden lined with mature trees and shrubs with space for 2 greenhouses and 2 sheds to the back of the garden and side access gate. A viewing is highly recommended to appreciate the location and all this property has to offer.

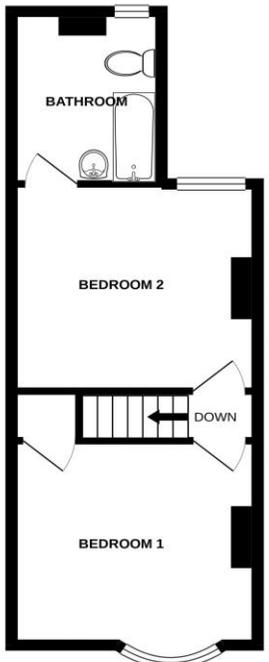


Floorplan and EPC

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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Room Details

Living Room 10' 9" x 11' 10" (3.27m x 3.6m)

Bay window to front aspect, brick surround fireplace, pendant light with laminate flooring throughout.

Dining Room 10' 11" x 11' 10" (3.33m x 3.6m)

Window to rear aspect, brick surround fireplace with storage heater. Pendant light and wood flooring throughout.

Kitchen 9' 1" x 7' 2" (2.78m x 2.18m)

Window and door to rear aspect. Range of low and eye level units. Stainless steel sink with mixer tap. Gas hob with electric oven. Space for kitchen appliances. Tiled walls with beam feature ceiling.

Stairs leading to:

First Floor Landing

Doors leading to both bedrooms.

Bedroom 1 10' 10" x 11' 10" (3.3m x 3.6m)

Light and airy window to front aspect. Storage cupboard. Storage heater. Wooden flooring throughout.

Bedroom 2 11' 0" x 11' 9" (3.35m x 3.58m)

Located at the rear of the property with connecting door leading through to bathroom. Storage heater and pendant lighting.

Bathroom

Light and airy spacious bathroom with window to rear aspect. Bath with shower attachment and shower curtain rail, wash basin and WC. Heated towel rail and boiler storage cupboard. Tiled in primary areas with wooden flooring.

Rear Garden

Spacious garden with raised patio area, mature trees and shrubs all the way down the garden with bistro area, and footpath leading to two greenhouses and two sheds to the rear of the garden. Side gate access.

