

White & Brooks

CHICHESTER

£650,000

Main Road • Chichester • West Sussex

“Stunning Five Bedroom Cottage ”



- ❖ Beautifully Presented and Sizeable Garden
- ❖ Two Bathrooms
- ❖ Downstairs Cloakroom
- ❖ En-suite to Primary Bedroom
- ❖ French Doors in Living Area
- ❖ Enclosed Driveway
- ❖ Open-plan Kitchen Dining Room
- ❖ Living Room with Wood Burner

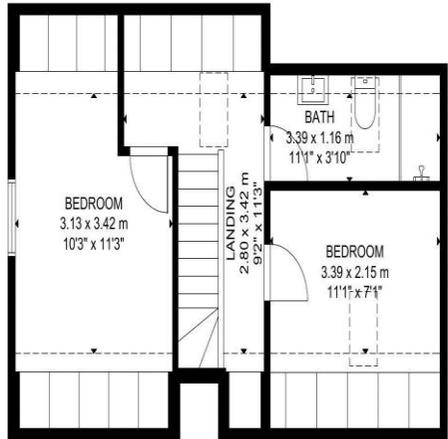
About The Property

White and Brooks are excited to offer to the market this stunning three storey detached cottage situated in Nutbourne, West Sussex. The front door opens into a spacious hallway, with a cloakroom at the opposite end. To the left there is a large open-plan kitchen/dining area providing, not only space for a full-size dining table, but also a breakfast bar for two which nicely divides the kitchen area from the rest of the room. The kitchen itself has integrated appliances and leads to a decent sized utility room at the back of the property. On the right-hand side of the entrance way is the open-plan living room. This light and airy space is large enough to accommodate a dining table as well, and has French Doors leading directly to the patio in the rear garden. The room is completed with a gas-fired stove. All three bedrooms found on the first floor are doubles. The primary bedroom benefits from fitted wardrobes and provides an en-suite shower room, and there is also a family bathroom on this floor. On the second floor you will find the two remaining bedrooms, one of which is also a double, along with an additional bathroom.

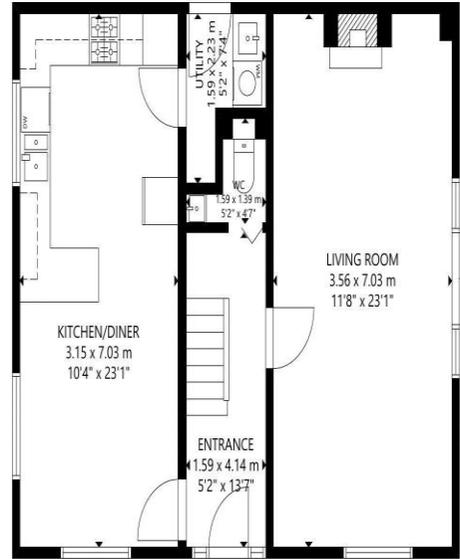
Outside to the front of the property is an enclosed driveway which offers ample parking space. To the rear, the garden is beautifully presented and is a very generous size. There is a large patio area from which stems a pathway leading to the back of the garden, where you will find a purpose built workshop. The well-maintained and sizeable lawn sits in the middle of the garden. The property is situated in Nutbourne, a quaint village conveniently located between Emsworth and Chichester, West Sussex. Nutbourne Railway station is a very short walk from the property, providing links to Chichester, Portsmouth and London. Six miles to the east is the historic city of Chichester, providing High Street shopping and leisure activities. Even closer and to the west lies Emsworth, a small town with a range of local shops as well as a quay & sailing club situated on Chichester Harbour.



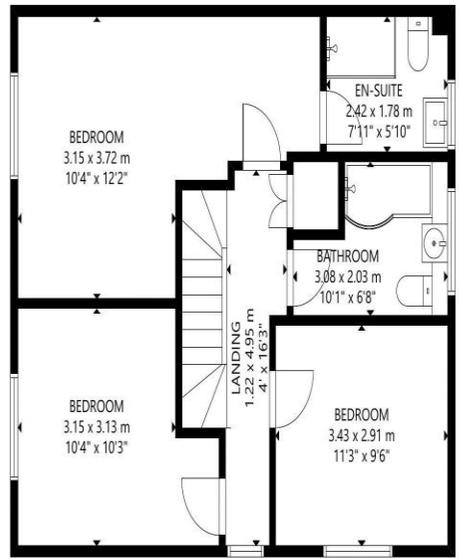
Floorplan and EPC



FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 150 m²/1,612 sq ft
 FLOOR 1: 61 m²/653 sq ft, FLOOR 2: 60 m²/644 sq ft
 FLOOR 3: 29 m²/315 sq ft
 EXCLUDED AREA: HEAD HEIGHT BELOW 1.5M: 13 m²/145 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Room Details

Entrance Hall

Cloakroom

Utility room 5' 3" x 7' 4" (1.59m x 2.23m)

Open Plan Kitchen/Diner 11' 8" x 23' 1" (3.56m x 7.03m)

Living Room 11' 8" x 23' 1" (3.56m x 7.03m)

Floor Two Landing

Primary Bedroom 10' 4" x 12' 2" (3.15m x 3.72m)

Bedroom Two 10' 4" x 10' 3" (3.15m x 3.13m)

En-suite

Family Bathroom

Bedroom Three 11' 3" x 9' 7" (3.43m x 2.91m)

Floor Three Landing

Bedroom Four 10' 3" x 11' 3" (3.13m x 3.42m)

Bedroom Five 11' 1" x 7' 1" (3.39m x 2.15m)

Bathroom

