



Bell & Blake
SALES & LETTINGS

Welton Place, Goodwood Gardens, Runcton, Chichester West Sussex

Asking Price £875,000

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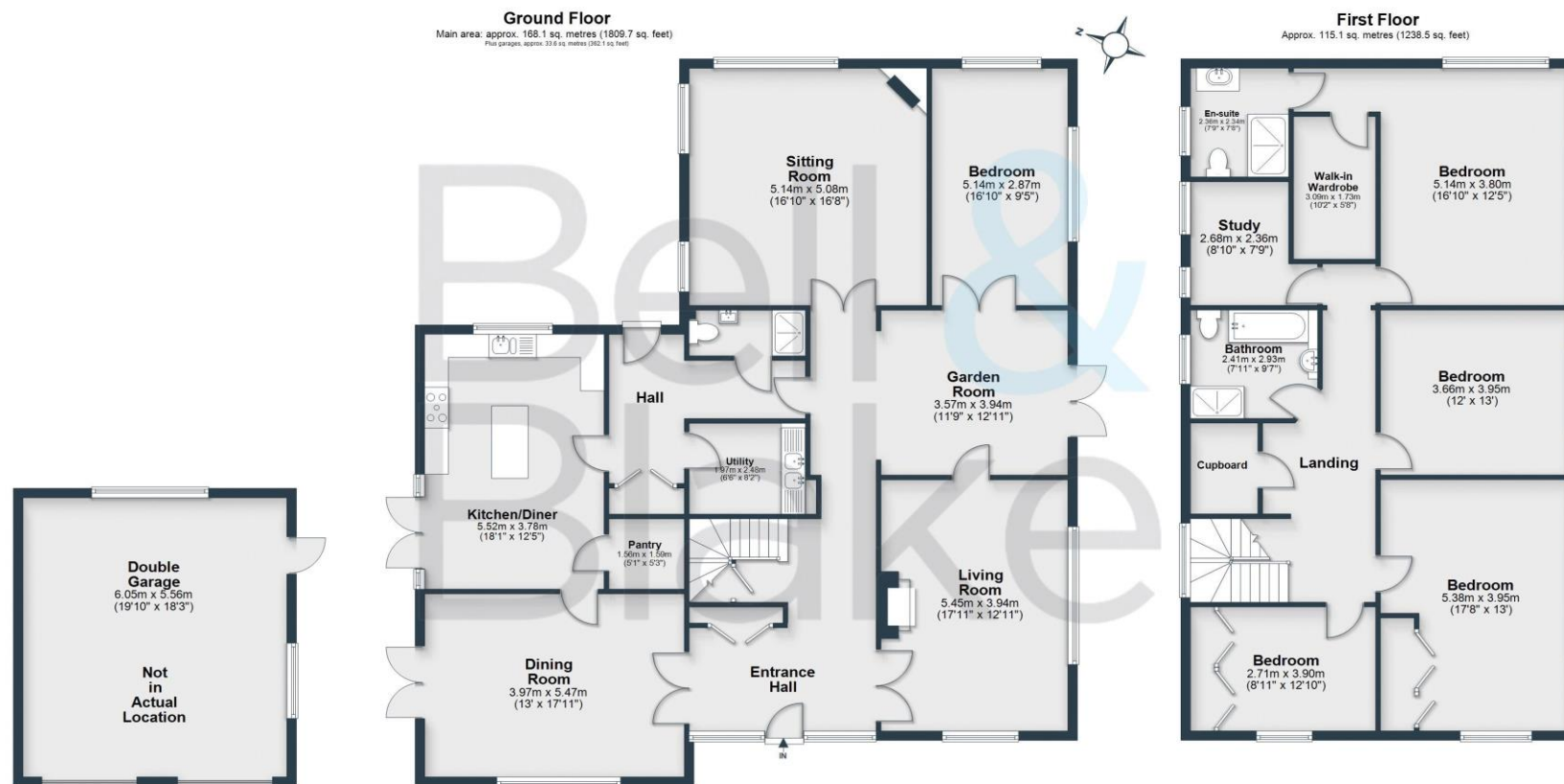


- › Chain free detached family home
- › Over 3000 sq ft of living space
- › One of the largest plots in Goodwood Gardens at 0.31 Acres
- › Quiet sought after village location

A substantial and versatile five/six bedroom detached home of over 3,000 sq ft, set on a generous 0.31-acre plot in a private cul-de-sac in Runcton. Offered with no forward chain, the property has been extended to provide spacious, flexible accommodation with scope to create a self-contained annexe (STPP). The ground floor includes multiple reception rooms, a kitchen/diner with pantry, utility, WC and a study or sixth bedroom. Upstairs offers a principal bedroom with en-suite and walk-in wardrobe, three further doubles, a study and family bathroom. Outside, there is ample driveway parking, a detached double garage, and two large, beautifully landscaped gardens offering privacy and seclusion. This is a rare opportunity to acquire a large family home in a peaceful and desirable location close to Chichester. Early viewing is highly recommended.

Council Tax Band: G





These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		