













AT A GLANCE

-  1/4 of an Acre Plot
-  Detached Family Home
-  2600 sq ft (244 sq mtrs)
-  Five Double Bedrooms
-  Principle Suite With Dressing Room & Bathroom
-  Family Bathing Room
-  Downstairs Cloak Room with Shower & W.C
-  Double Garage & Parking For Several Vehicles
-  80' x 70' Private South Facing Garden
-  Peaceful Cul-De-Sac Location







ABOUT THE PROPERTY

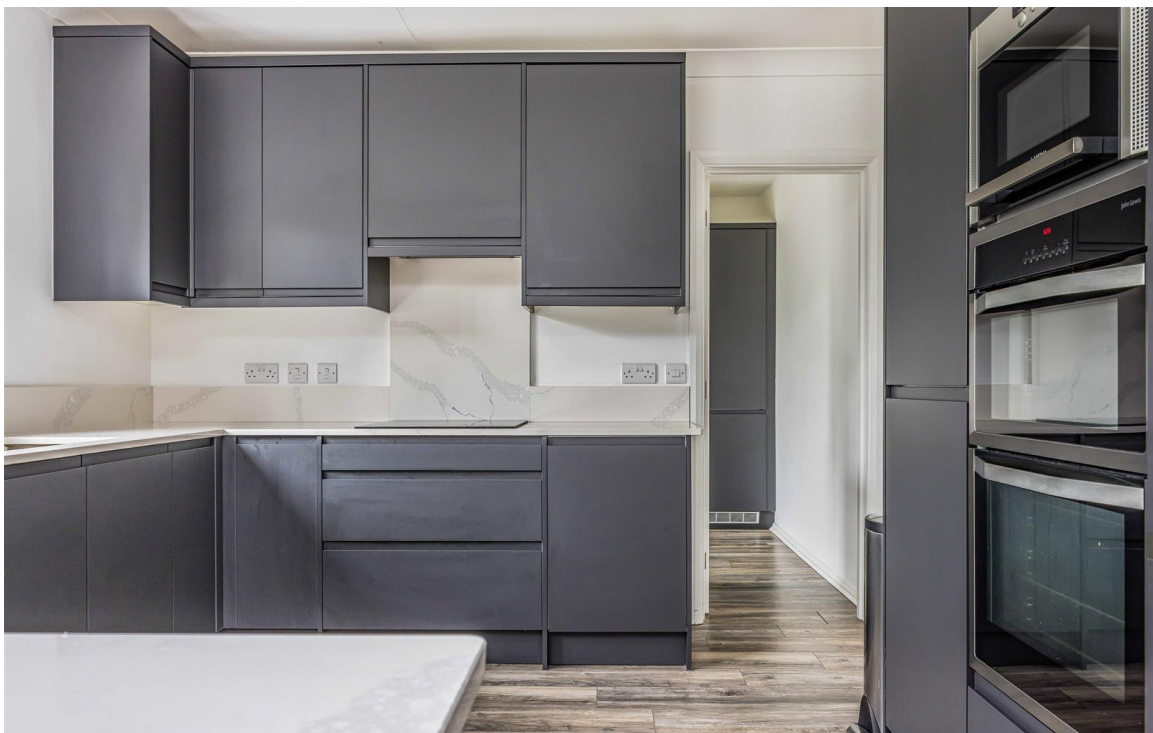
A superb detached family home in a 1/4 acre plot and having a very private garden measuring 80' x 70' and being South facing. This stunning home is situated in a quiet and peaceful cul-de-sac, perfect for those with children and/ or pets.

The current owners have upgraded the property to a high standard over the past couple of years and this includes new modern bathroom suites and an impressive fully fitted kitchen and utility room. The kitchen/Breakfast room has bi-fold doors leading out on to the garden and patio area.

The property has three living areas, a fine living room with log burner and bi-fold doors to garden, a dining room off the kitchen and a then a large family room/study which the current vendors are using for guests as a bedroom. To conclude the ground floor there is a good size cloakroom with shower. All recently refurbished.

On the upper floor there are four double bedrooms and two bathrooms. The rooms to the rear have views over the south facing garden and to the front the front garden and cul-de-sac. The main bathing room has an ultra wide sink unit and w.c plus a large walk in shower,

The principle bedroom is approached via a door from the hall separating you off from the hustle and bustle at the eastern side of the property. The bedroom has a large walk-in dressing room with window overlooking the garden and built-in wardrobes. The main bedroom, as you can see from the video tour, has more fitted wardrobes and a view also overlooking the garden.





ABOUT THE PROPERTY

The en-suite bathroom is a really decent size with walk-in shower and large bath.

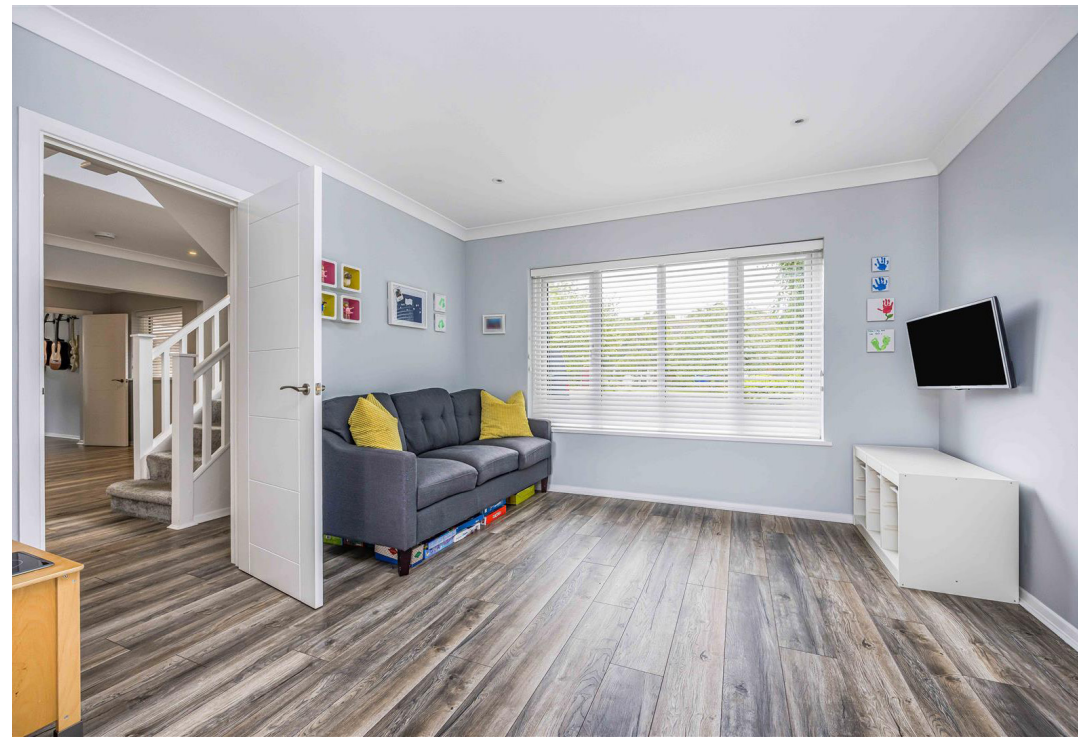
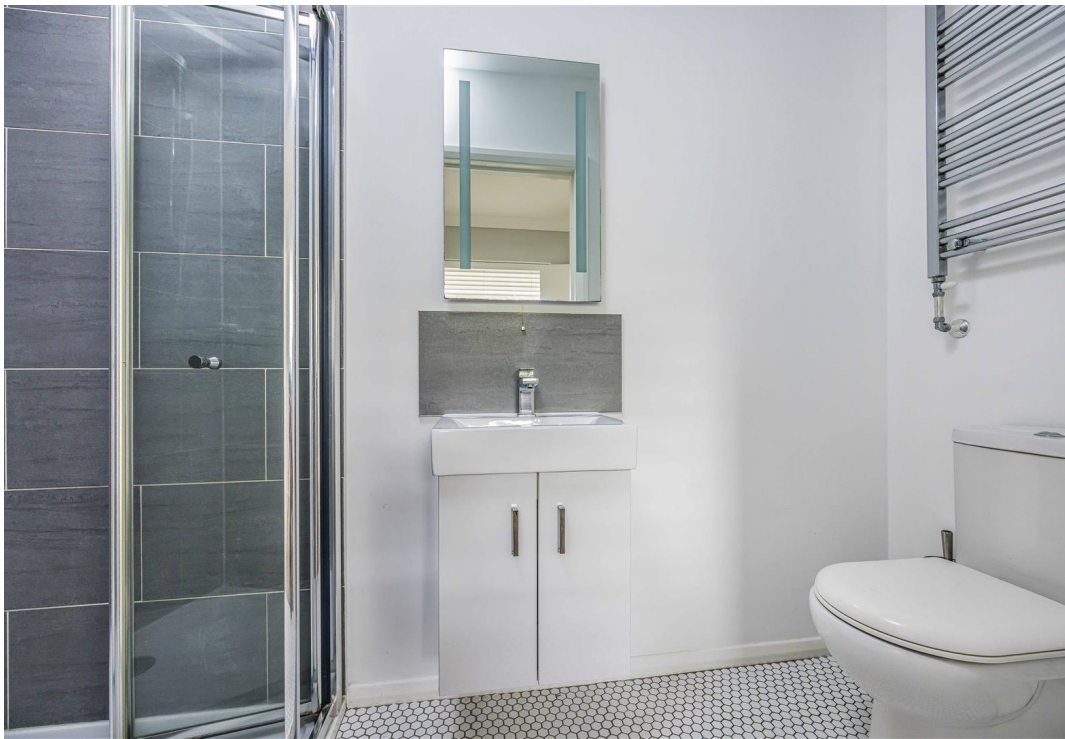
To the front of the property there is a driveway providing off road parking for plenty of parking for you and your guests. A large double garage with storage for boats/paddle boards to the side.

The rear is really gorgeous with superb polished paved tiles proving terraces across the entire width of the house and also a cool seating area from early afternoon to the very end of the day. Simply perfect for entertaining.

The garden measures 80' x 70' and is mainly lawn with shrubs and fruit trees.

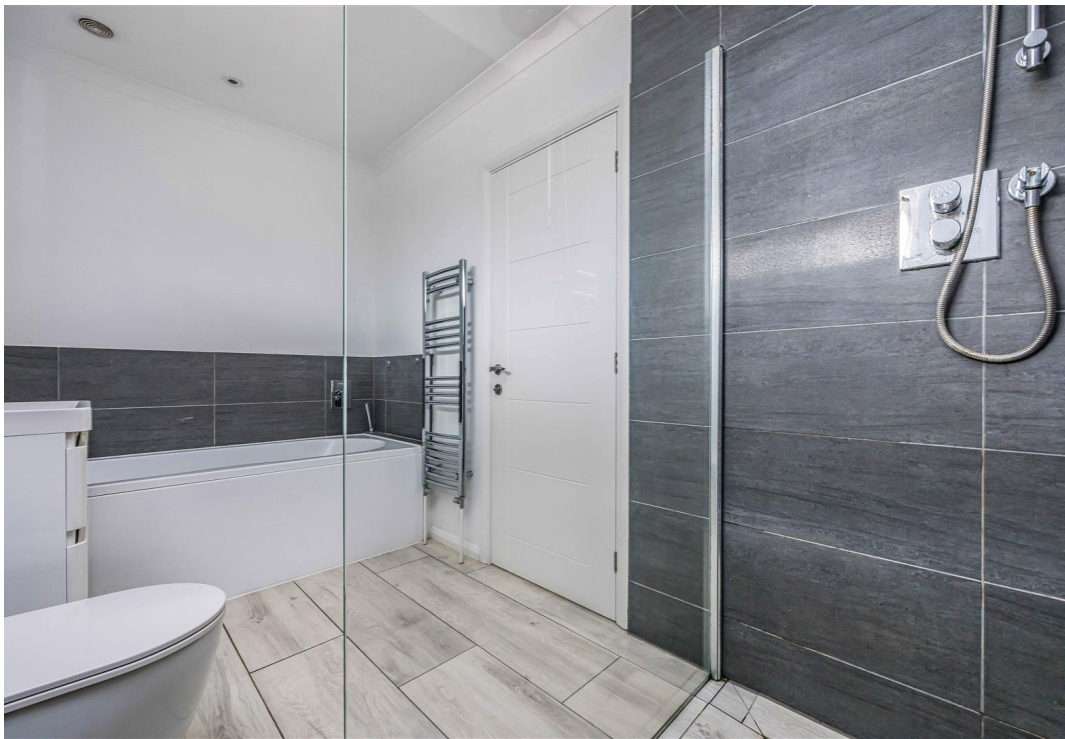






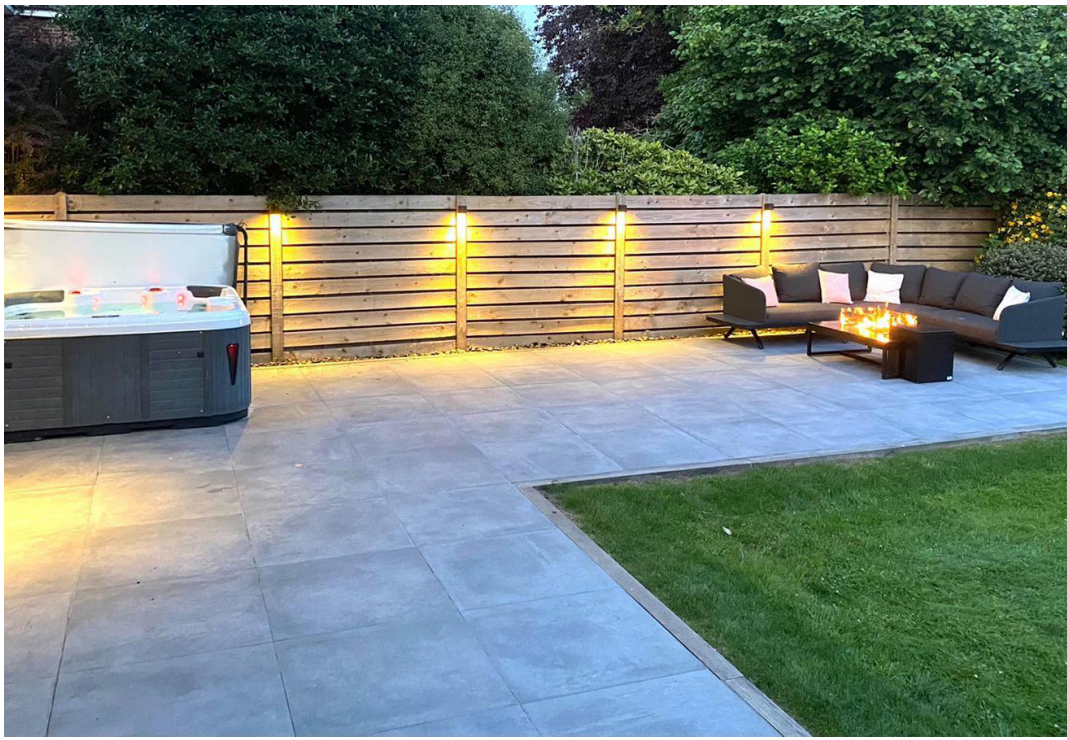








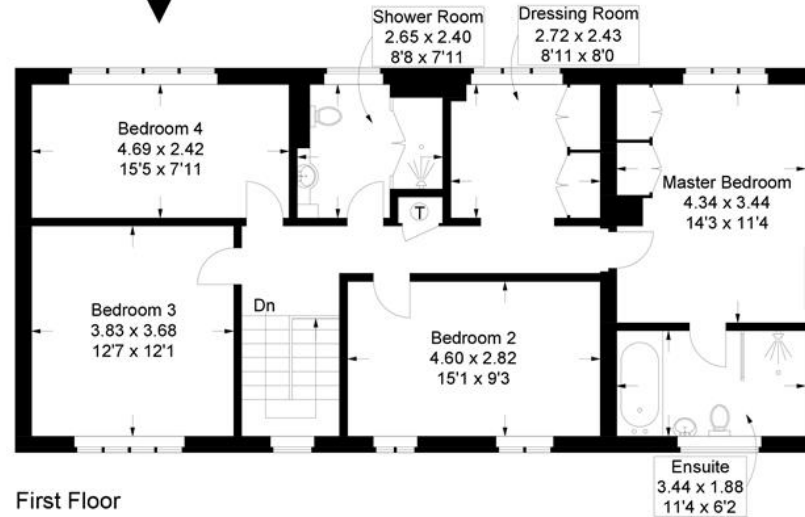




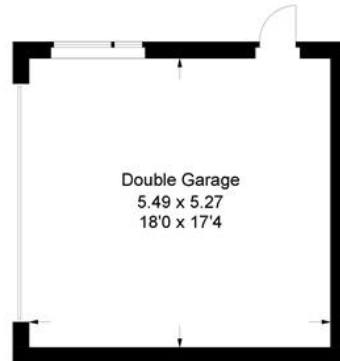


Greenacre, Goodwood Gardens, Runcton

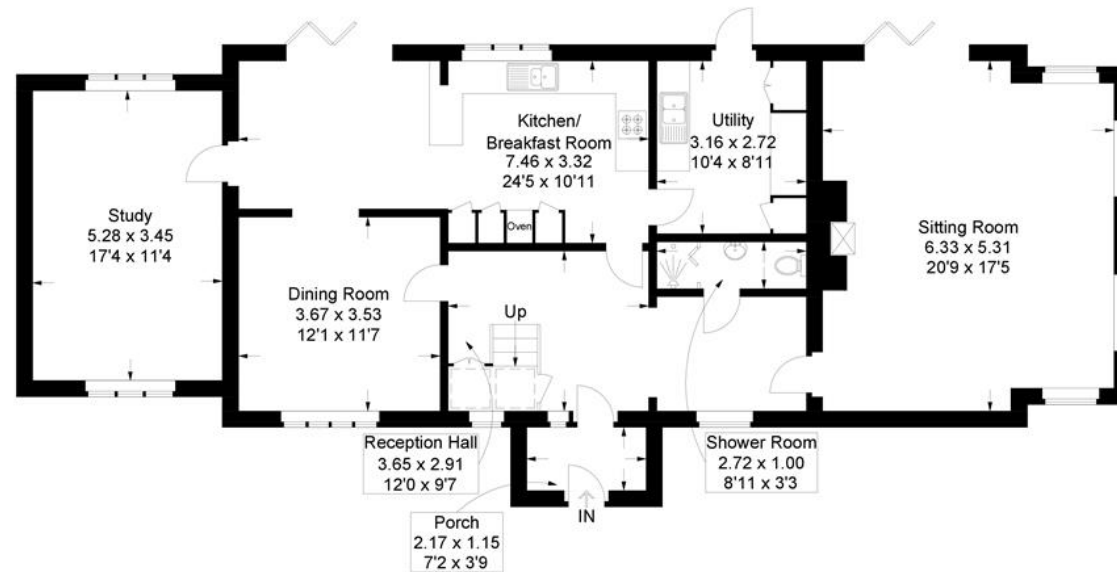
Approximate Gross Internal Area = 214.5 sq m / 2309 sq ft
Outbuilding = 29.7 sq m / 320 sq ft
Total = 244.2 sq m / 2629 sq ft



First Floor



Outbuilding



Ground Floor

 = Reduced headroom below 1.5m / 5'0"

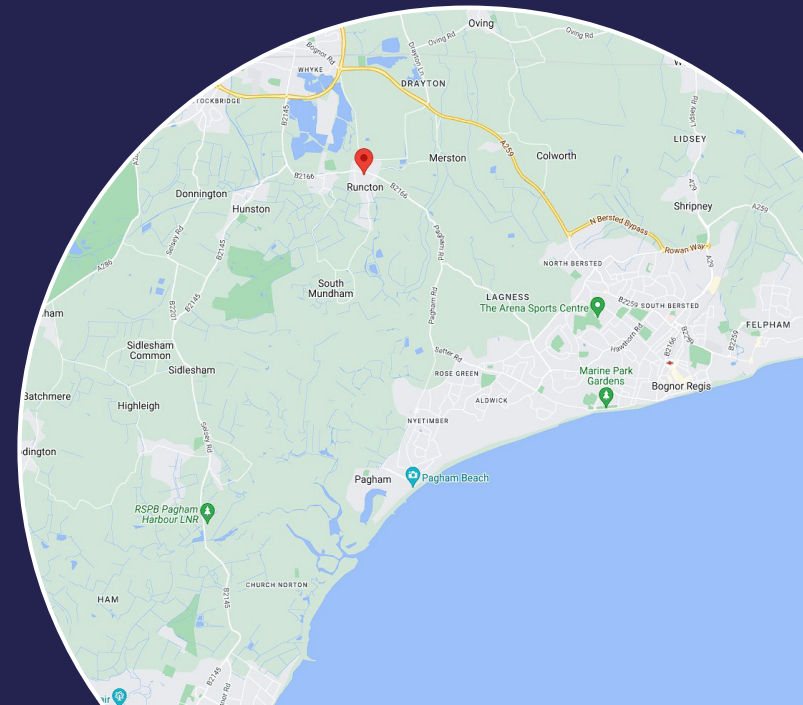
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Nearby you have Runcton Farm Shop and a superb pub The Walnut Tree. There are good schools and colleges in Chichester a mere 2.5 miles away. A five minute drive and you are at the beach. Superb water sports all around these waters from Dinghy sailing to Kite surfing.

The historic city of Chichester is one of the top ten places in the country to live as there is such a diversity of activities and interests to suit all. From award winning theatres to art & craft. From sports boats to sports cars, Running to cycling. From Horse racing to flying. Throw in delicious restaurants and bars and a fine array of shops, you simply can't help but be amazed All set in the splendid West Sussex countryside yet almost one toe dipped in the Solent.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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