



**WHITLOCKS**  
ESTATE AGENTS

7 Brookside, Runcton, PO20 1PX

In Excess of £550,000



A rare opportunity to purchase a greatly extended, improved, and modernised four-bedroom semi-detached house, ideally positioned in the highly sought-after village of Runcton near Chichester.

Located within walking distance of North Mundham Primary School, The Walnut Tree pub, and an abundance of beautiful countryside walks, this home offers the perfect blend of convenience and rural charm.

Entering the property, you are welcomed by a spacious entrance hall with access to a cloakroom/WC.

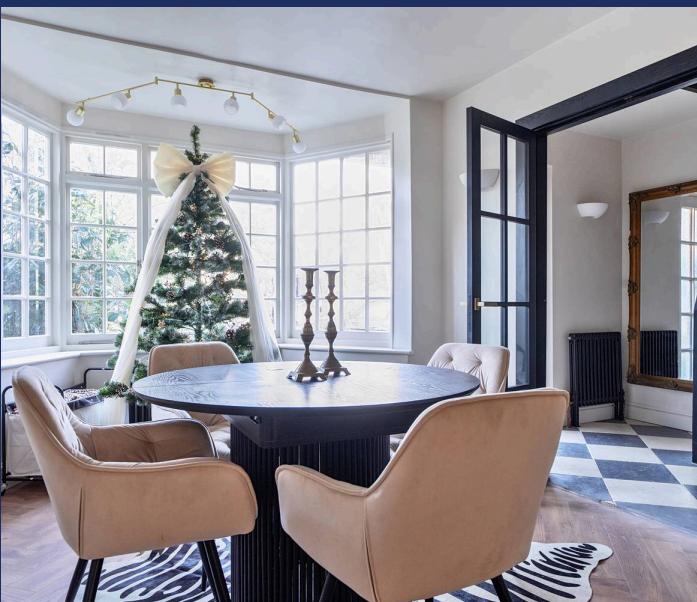
The impressive living room extension enjoys extensive views over the rear garden and features bi-fold doors opening onto the patio. This room has also been enhanced with a newly installed media wall, creating an ideal space for relaxation and entertainment.

The newly fitted kitchen benefits from a range cooker, integrated appliances, and stylish finishes, flowing seamlessly into the dining area, which boasts a beautiful Georgian-style canted bay window overlooking the front garden. From the dining area, double doors return to the entrance hall, with an additional door leading to the garage, which now incorporates a practical utility room.

Upstairs, you will find three generous double bedrooms and a single bedroom, offering ample space for families or guests. The principal bedroom features a walk-in wardrobe, while the newly fitted family bathroom includes both a bath and a walk-in shower.

The rear garden is a fantastic size benefitting from all day long sunshine. It offers a gravelled seating area perfect for outdoor dining, along with a well-maintained lawn bordered by mature trees and shrubs.

To the front of the property, the driveway provides off-road parking for several vehicles, leading to the garage.



Nestled in the picturesque countryside of West Sussex, Runcton Village offers a perfect blend of rural tranquillity and modern convenience. Just a short drive from historic Chichester and with excellent transport links via the A27 and nearby train services to London, the village is ideal for commuters and nature enthusiasts alike. Runcton boasts a strong sense of community, with charming pubs, cafes, local shops, and frequent village events. Residents enjoy proximity to reputable schools, healthcare facilities, and the cultural attractions of Chichester, along with the scenic beauty of the South Downs National Park and Sussex coast. Whether you seek a peaceful retreat or a vibrant community, Runcton Village is an exceptional place to call home.

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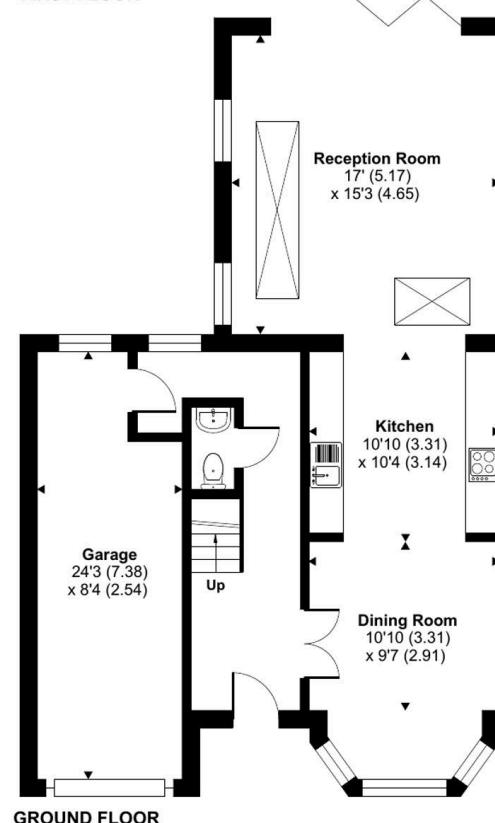
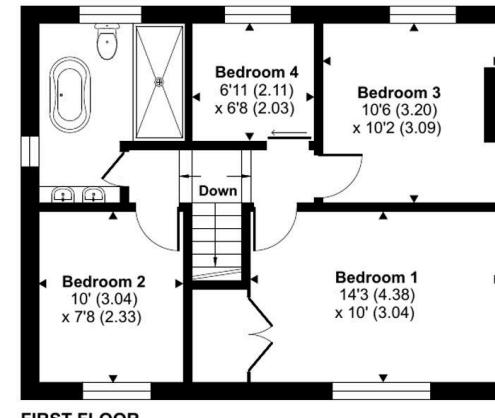
## Brookside, Runcton, Chichester, PO20

Approximate Area = 1207 sq ft / 112.1 sq m

Garage= 183 sq ft / 17 sq m

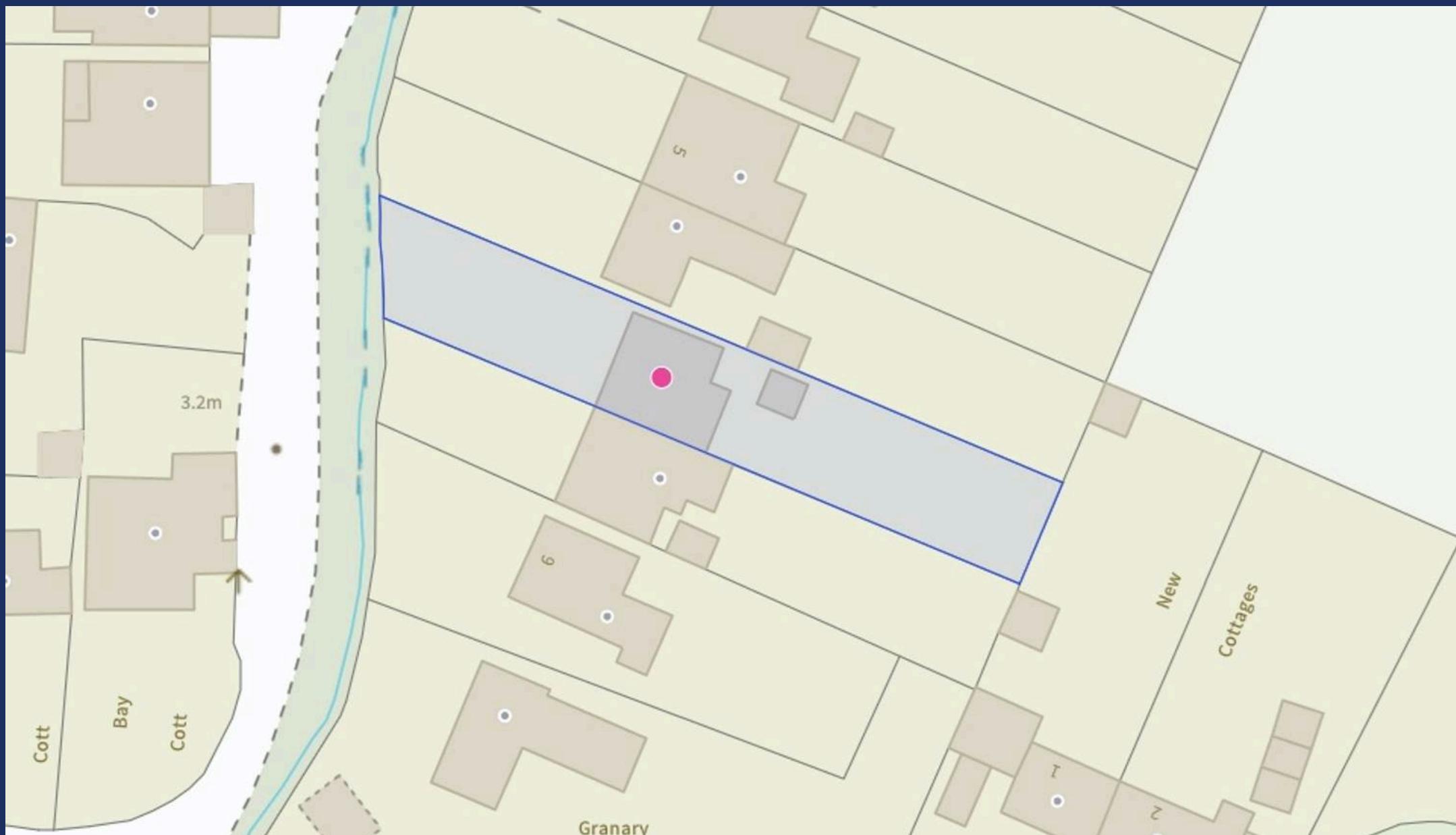
Total = 1390 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Whitlocks Estate Agents. REF: 1386245





# Whitlocks Estate Agents - Bognor Regis & Papham

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Council Tax band: D

Tenure: Freehold