



WHITLOCKS
ESTATE AGENTS

7 Brookside, Runcton, PO20 1PX

£450,000



No Forward Chain

Whitlock's Estate Agents are delighted to bring to the market this rare opportunity to purchase an Extended Semi-Detached Four Bedroom House positioned in the highly sought after village of Runcton.

In our opinion, the property would benefit from modernisation throughout.

The property is situated within walking distance to North Mundham Primary School, The Walnut Tree Pub as well as many beautiful countryside walks right on your doorstep.

Arranged over two floors, on the ground floor there is a spacious open-plan style Lounge / Dining Room that seamlessly follows through to the fitted Kitchen with views and access to the rear Garden. You will also find the fitted family Bathroom.

On the first floor, four generous size Bedrooms can be found as well as an additional Shower Room.

Outside to the rear, the Garden is a superb size, offering plenty of potential to extend (subject to planning permission), the current plot is approximately 0.12 acre.

To the front, you will find the Driveway providing off road parking leading to the Garage.

Viewing is a must to appreciate the space and potential this property has to offer!



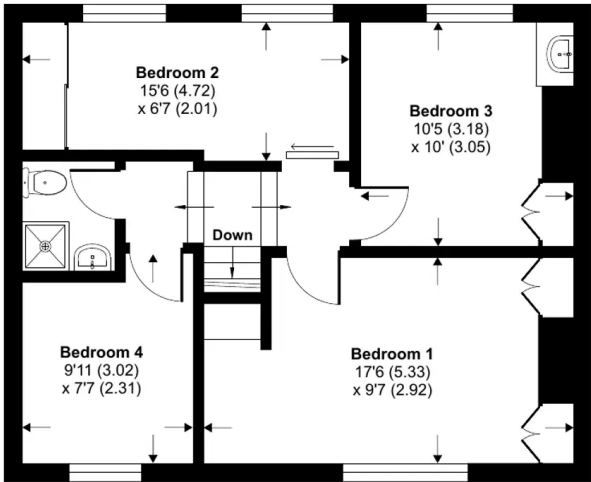
Nestled in the picturesque countryside of West Sussex, Runcton Village offers a perfect blend of rural tranquillity and modern convenience. Just a short drive from historic Chichester and with excellent transport links via the A27 and nearby train services to London, the village is ideal for commuters 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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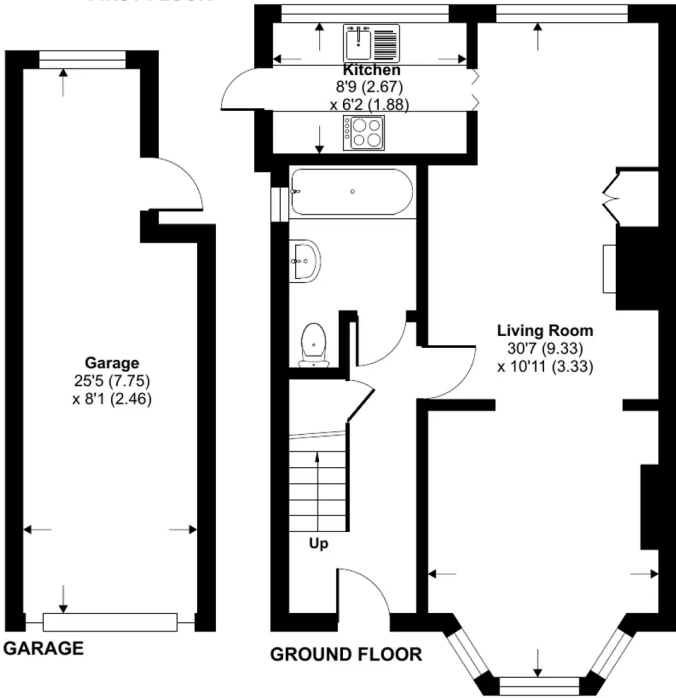
Brookside, Runcton, Chichester, PO20

Approximate Area = 1032 sq ft / 95.8 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1219 sq ft / 113.1 sq m

For identification only - Not to scale



FIRST FLOOR



GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Whitlocks Estate Agents. REF: 1150561





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: D

Tenure: Freehold