



THE LIMES, RUNCTON



JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910

**THE LIMES, MILL LANE, RUNCTON,
CHICHESTER, WEST SUSSEX**

**GUIDE PRICE: £450,000 -
£675,000 FREEHOLD**

A small and selective development of only four houses in an exclusive new cul-de-sac, within two miles of Chichester.



DISTANCES

CHICHESTER 2 MILES

CHICHESTER HARBOUR 3 MILES

THE BEACH 4 MILES

LONDON 63 MILES

PLOTS 1 & 2

GUIDE PRICE: £450,000

FREEHOLD

PLOT 3

GUIDE PRICE: £645,000

FREEHOLD

PLOT 4

GUIDE PRICE: £675,000

FREEHOLD

DESCRIPTION

Constructed by Strongworks, a highly respected local developer, each house will be built to an extremely high standard and interior designed with soft tone decoration, plantation shutters, Sylvarna kitchens and quality bathroom fittings. The houses will have underfloor heating to the ground floor, and each house will have 2 parking spaces.

Each house will have a Build Zone guarantee, and will have landscaped gardens, and flooring comprising hard flooring to the ground floors and wet rooms, and carpeting elsewhere.

North Mundham has a local primary school and is within walking distance of The Limes. There is also a church, a public house and local farm shop within a short distance.

Local areas of interest include the Pagham Harbour Nature Reserve which is an internationally important site for nature conservation and a site of special scientific interest. Chichester city centre offers an excellent range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. Chichester is also well known for its internationally known Festival Theatre and Pallant House Gallery. Sidlesham Quay can be found approximately 6½ miles away and offers delightful walks around the harbour and has a highly regarded public house, The Crab & Lobster. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit. The waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham, Chichester Marina and Emsworth.

PLOTS 1 & 2

GUIDE PRICE: £450,000 FREEHOLD

A beautifully designed three bedroom semi-detached house with a sitting room, well-proportioned kitchen/dining room with French doors to the garden, utility room and cloakroom, whilst on the first floor are three bedrooms, en-suite shower room and family bathroom.



Plot 1
 GROSS INTERNAL GROUND FLOOR AREA 555.6SQFT (51.617SQM)
 GROSS INTERNAL FIRST FLOOR AREA 555.6SQFT (51.617SQM)
 GROSS INTERNAL FLOOR AREA 1111.2SQFT (103.234SQM)

Plot 2
 GROSS INTERNAL GROUND FLOOR AREA 555.6SQFT (51.622SQM)
 GROSS INTERNAL FIRST FLOOR AREA 555.6SQFT (51.622SQM)
 GROSS INTERNAL FLOOR AREA 1111.3SQFT (103.244SQM)

PLOT 3
GUIDE PRICE: £645,000 FREEHOLD

A spacious and well-designed four bedroom detached house with en-suite shower room, family bathroom, nicely proportioned lounge and with an open plan kitchen/dining room with adjacent utility room and downstairs cloakroom.



Plot 3
 GROSS INTERNAL GROUND FLOOR AREA 758.1SQFT (70.433SQM)
 GROSS INTERNAL FIRST FLOOR AREA 793.4SQFT (73.710SQM)
 GROSS INTERNAL FLOOR AREA 1551.5SQFT (144.143SQM)

PLOT 4
GUIDE PRICE: £675,000 FREEHOLD

A beautifully designed three bedroom detached chalet house with a lovely and spacious open plan kitchen/living room, utility room and cloakroom on the ground floor along with a bedroom and en-suite, with two further bedrooms both with en-suite bathrooms on the first floor.



Plot 4
 GROSS INTERNAL GROUND FLOOR AREA 1018.2SQFT (94.603SQM)
 GROSS INTERNAL FIRST FLOOR AREA 595.0SQFT (55.285SQM)
 GROSS INTERNAL FLOOR AREA 1613.3SQFT (149.888SQM)



DIRECTIONS: PO20 1PN

From Chichester head south from the Bognor Road roundabout on to Vinnetrov Road. At the mini roundabout take the 2nd exit into Mill Lane where the properties can be found on the left.

LOCAL AUTHORITY

Chichester District Council, East Pallant House,
Chichester

Tel: 01243 785166

SERVICES

Electricity, gas, water and drainage.

FIXTURES AND FITTINGS

Are excluded from the sale but may be available by separate negotiation.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

CHICHESTER SALES

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