



12 SAMPSONS DRIVE
OVING

JACKSON-STOPS 

**12 SAMPSONS DRIVE, Oving
West Sussex**

**GUIDE PRICE: £525,000
FREEHOLD**

A very well presented semi-detached property forming part of an attractive mews style development constructed by Berkeley Homes in the late 1990's.



DISTANCE
CHICHESTER 3 MILES
BARNHAM 5 MILES
WEST WITTERING 11 MILES
LONDON 74 MILES

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room

FIRST FLOOR

- Master Bedroom with En Suite Wet Room
- 3 Further Bedrooms
- Bathroom

OUTSIDE

- Garage and Parking
- Front and Rear Gardens

DESCRIPTION

Located in a quiet position in the village of Oving, 12 Sampsons Drive forms part of an attractive and sort after mews style development constructed by Berkeley Homes in the late 1990's. This well presented semi-detached property lies in a tucked away position on the development benefitting from very well presented accommodation including a recently fitted kitchen with integral AEG and Bosch appliances. There is also a good size sitting room which in turn provides access to the conservatory. On the first floor the master bedroom has an en-suite wet room and there are three further bedrooms and a bathroom.

Outside the property benefits from an attractive rear garden as well as a landscaped garden to the front and garage with additional parking.

The village of Oving can be found approximately 3 miles to the east of Chichester. The village has a renowned public house as well as a 13th century parish church and village hall. The cathedral city of Chichester provides an excellent selection of shopping facilities arranged mainly within the pedestrianised centre. There is a wide choice of social and recreational activities including the Westgate Leisure Centre and Nuffield Health Fitness & Wellbeing Gym. Further cultural attractions include the Chichester Festival Theatre and Pallant House Gallery. Sporting activities in the area include sailing from Chichester Harbour, horse racing from both Fontwell and Goodwood, which also host the annual Festival of Speed and Revival meeting at its historic motor circuit. Goodwood also has a private country club and golf course.



Services: Mains electricity, gas, water and drainage.

Fixtures & Fittings: Are excluded from the sale but may be available by separate negotiation.

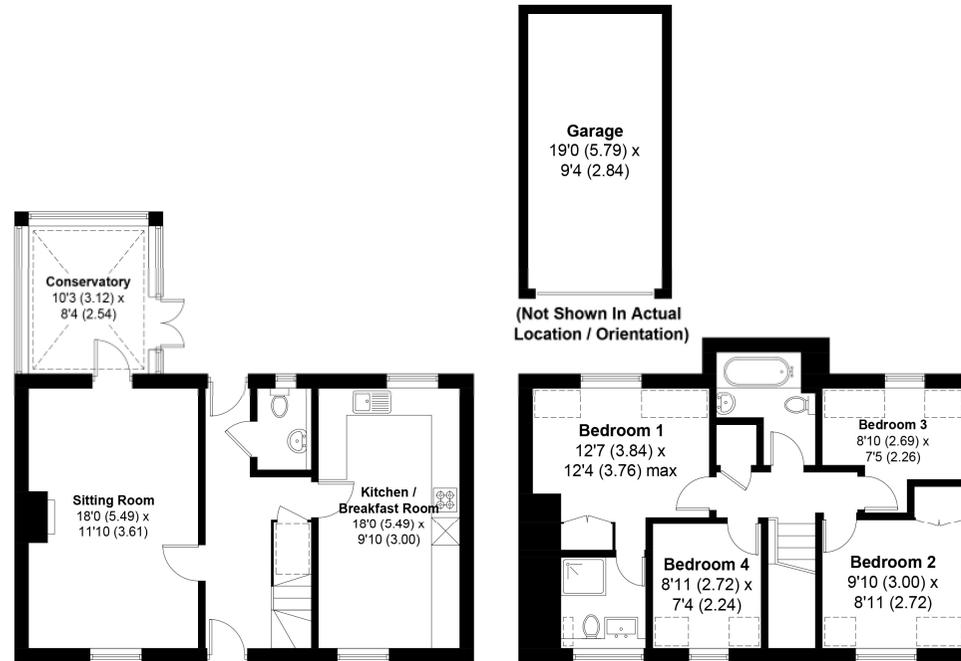
Local Authority: Chichester District Council, East Pallant House, Chichester
Tel: 01243 785166

Council Tax Band: F

Directions: PO20 2AY

From the A27 to the east of Chichester at the Oving junction, take the left hand turning into Oving Road (B2144). Take the next turning on the right into Drayton Road. Just before the railway crossing turn left to Oving. On entering the village take the left hand turning into Gribble Lane, follow the road around taking the turning on the right into Sampsons Drive. Bear left and No 12 can be found in the far right hand corner.

Sampsons Drive, Oving, PO20 2AY
APPROXIMATE GROSS INTERNAL AREA = 1196 SQ FT / 111.1 SQ M
GARAGE = 178 SQ FT / 16.5 SQ M
TOTAL = 1374 SQ FT / 127.6 SQ M

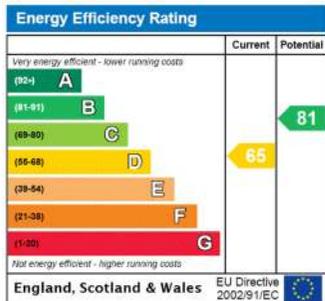


GROUND FLOOR

FIRST FLOOR

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. Created by Emzo Marketing (ID559208)
Produced for Jackson - Stops

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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