



Price Guide £650,000

Rose Cottage Too, Itchenor Green, Itchenor, Nr Chichester, PO20 7DA

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Located on the entrance to a picturesque and popular Sailing village, this Charming semi-detached cottage presents a fantastic opportunity for renovation creating a modern residence in a rural setting enjoying outlooks across agricultural fields.

Itchenor is a highly desired sailing village located within the Area of Outstanding Natural Beauty of Chichester Harbour. The village is located under a 10-minute drive from the bustling Seaside village of East Wittering which is filled with a vast array of local shops and eateries and also provides excellent bus services to the City of Chichester.

Internally the property comprises a large sitting room, the kitchen, a dining room leading into the conservatory, a utility space and cloakroom, a generous first bedroom with built in wardrobes, a second bedroom with outlooks onto the rear garden and a family bathroom.

Outside the property benefits from a large rear garden which is predominantly lawned with a mix of plant, shrub and hedge borders and a paved patio. To the front of the property there's a large gravel driveway providing ample parking for an array of vehicles and a small, lawned front garden.

This property is available with immediate vacant possession and no forward chain.

Viewing is highly recommended to appreciate the potential this property holds- 01243 672217

Entrance Hall: Stairs to first floor with half landing.

Living Room: Range of low built in storage cupboards. Bay window.

Dining Room: Sliding doors into conservatory.

Conservatory: Radiators and power points.

Kitchen: Space for appliances, extractor fan, stainless steel sink, views over the rear garden, service hatch into Dining room.

Side Hall: Access to the rear garden.

Cloakroom; W.C. and wash hand basin.

First Floor.

Bedroom One: Built in wardrobes to one wall. Cupboard with hot tank.

Bedroom Two: Wash basin, single built in wardrobe, outlooks over rear garden and adjoining fields.

Bathroom: Bath with shower over, glass shower screen, wash basin, mirror, WC.

Outside: A large rear garden comprising a mix of lawn and paved patio. A large gravel driveway with ample parking for an array of vehicles and small lawned front garden. Single garage.









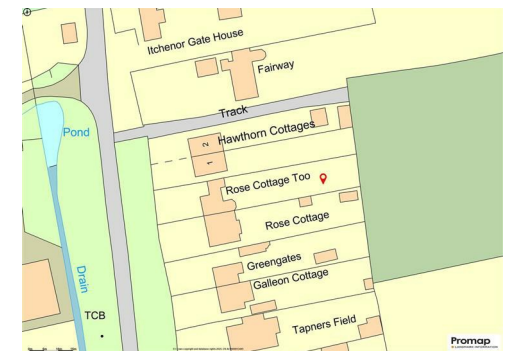














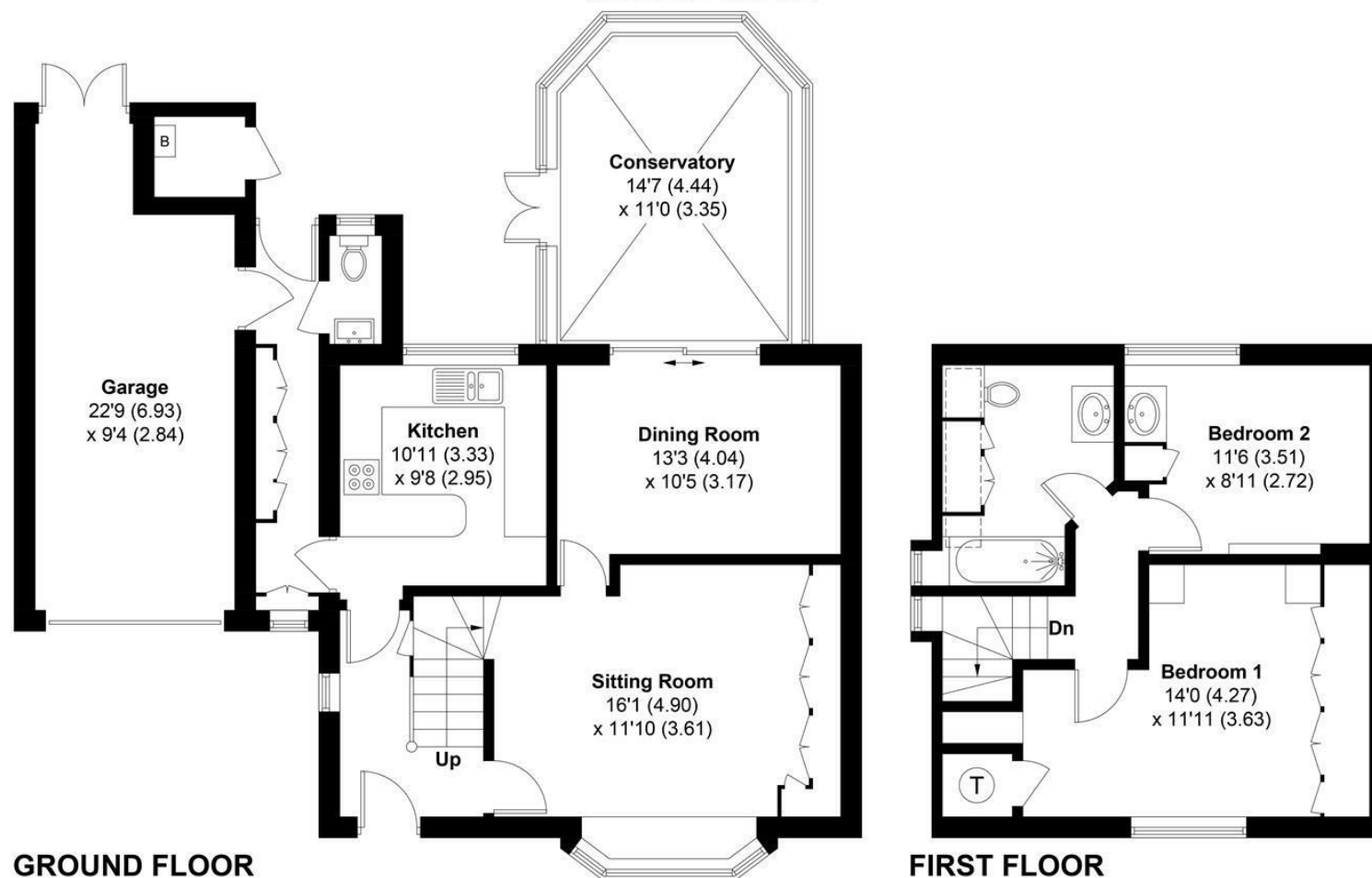
# Rose Cottage Too, Itchenor Green, PO20 7DA

APPROXIMATE GROSS INTERNAL AREA = 1384 SQ FT / 128.6 SQ M

BOILER = 16 SQ FT / 1.5 SQ M

TOTAL = 1400 SQ FT / 130.1 SQ M

(INCLUDING GARAGE)



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. (ID1208013)

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