



Astons
of Sussex
Residential Sales & Lettings



4 Southover Way, Hunston, Chichester, PO20 1NY

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Guide Price £365,000

This extended three-bedroom end terrace cottage offers a great balance of traditional character and modern convenience, having been thoughtfully enlarged in 2011 and 2014 to create a practical and well-maintained home.

The property features two reception spaces, including a cosy sitting room to the front with a log burner and decorative ceiling beams that reflect the cottage's original style. To the rear, a generous open-plan kitchen, dining and living space forms the hub of the home. This area successfully combines older features with more contemporary design, and a ceiling lantern brings in plenty of natural light, making the space feel bright and welcoming.

Upstairs there are three bedrooms, along with a bathroom that, like the ground floor shower room, is in good condition, clean, functional, and neutrally styled without being ultra-modern. The overall feel is of a home that has been well looked after and is ready to move into, while still offering scope for personal touches if desired.

Heating is provided via a gas central heating system, with a new combination boiler installed in 2022.

The rear garden is a particular feature of the property. Long and mainly laid to lawn, it benefits from mature planting and well-stocked borders that create a sense of privacy. There are also several fruit trees, a greenhouse and a timber shed with power and lighting, ideal for storage or workshop use.



To the front, there is driveway parking for two vehicles. There is no formal front garden, making it a low - maintenance option for buyers.

Overall, this is a well-proportioned and carefully maintained property that offers the charm of a cottage with the benefit of extra living space and a practical layout.

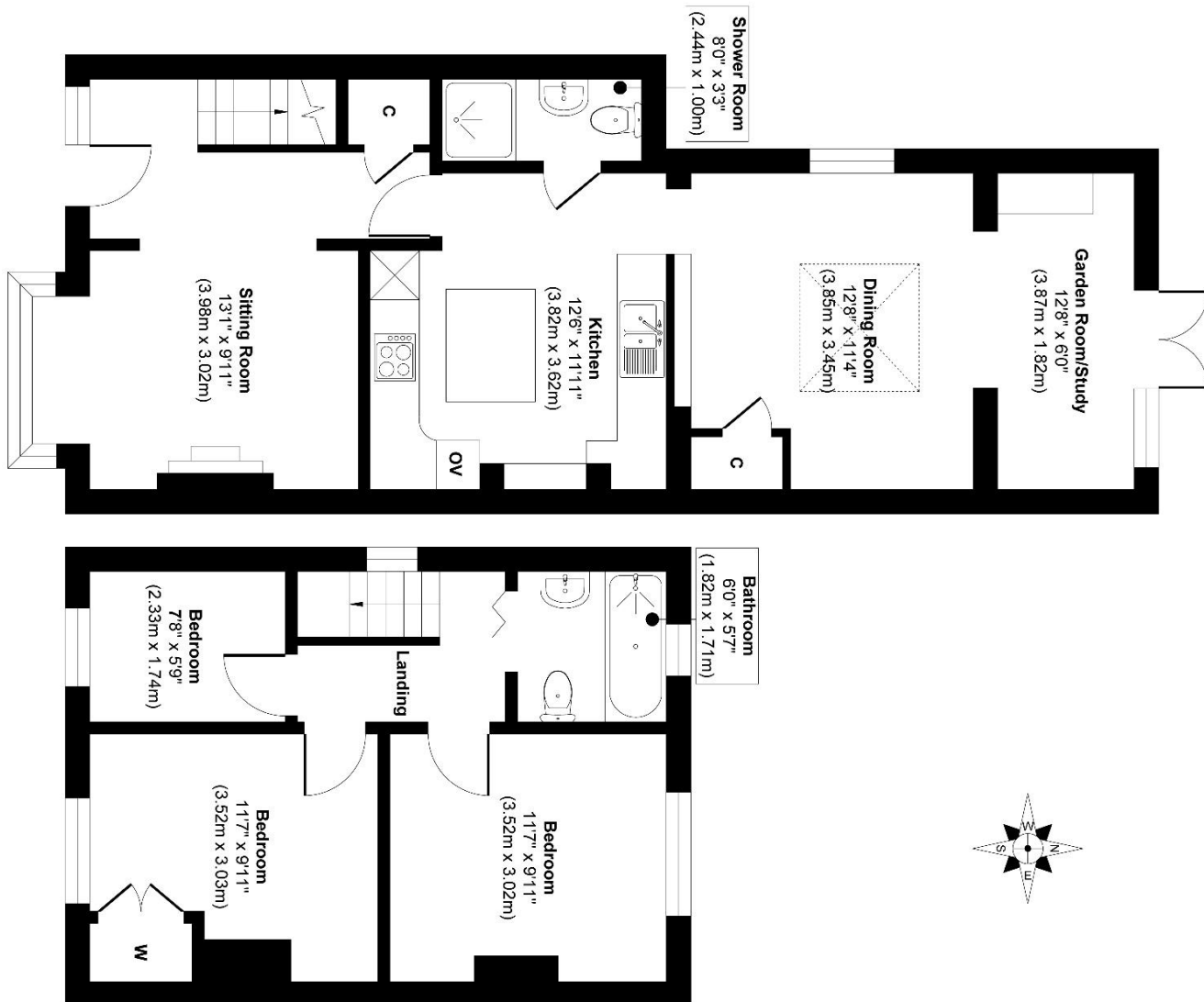
Hunston is a well connected village just south of Chichester, offering a blend of rural charm and convenience. The village has a pub and a local shop, while the historic city of Chichester, with its wider range of shops, restaurants, and mainline station, is just a short drive or cycle away. For families, the nearest primary school is in neighbouring North Mundham, only a short distance from the village. Outdoor enthusiasts will enjoy the nearby canal towpath, which provides a scenic route into the city or towards Pagham Harbour and the coast. Chichester Golf Club, on the edge of the village, offers two 18-hole courses, a driving range, and family-friendly activities.

Tenure Freehold | **Council Tax** Band C | **EPC** C

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1020 sq. ft / 94.80 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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