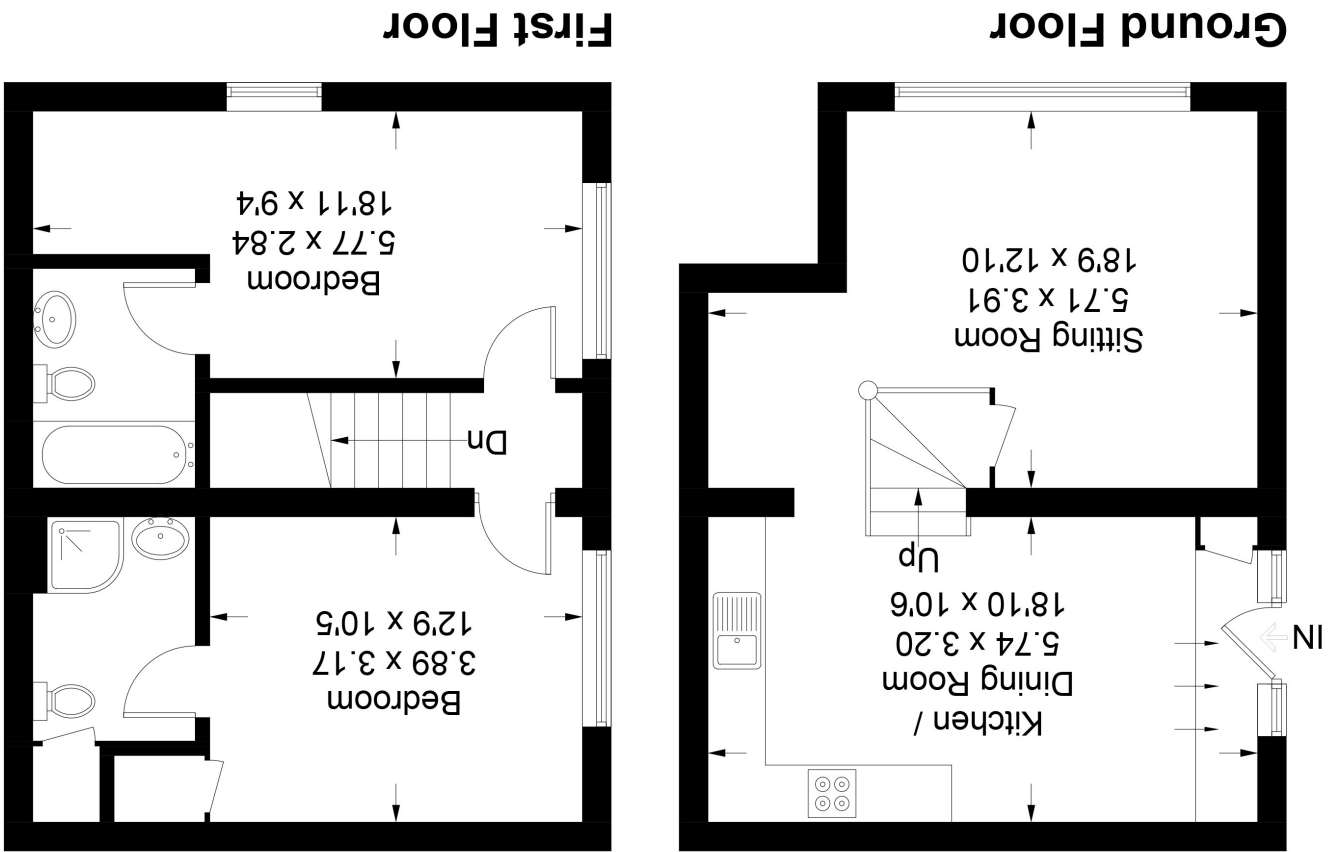


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Enzo Marketing 2017. (ID393402)



Produced for Stride & Son Estate Agent.

Approximate Gross Internal Area = 83 sq m / 893 sq ft

The Pump House, West Stoke, PO18

STRIDE & SON

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West Stoke

2 The Pump House, Downs Road, West Stoke, PO18 9BN.

Situated at the foot of The Downs some 2 ½ miles north of Chichester an attractive **Grade II listed** cottage. The property, which is of brick and flint elevations under a clay tiled roof, forms part of the old laundry and pump house to West Stoke House. The cottage offers spacious **2 bedrooms** with large kitchen/dining room and west facing sitting room with views over communal grounds to West Stoke church. The property has **2 designated car parking spaces**, LPG gas fired central heating and retains much of its original character with high ceilings, large windows and generously proportioned rooms.

West Stoke is within easy reach of Chichester’s main shopping centre, cathedral and Festival Theatre as well as direct access to The Downs and Kingley Vale.

The accommodation is arranged as follows:

Front door to:

KITCHEN/DINING ROOM: 19’ x 10’6. Extensive range of fitted base and wall cupboards. Inset 1 ½ bowl stainless steel sink. New World electric oven. Neff LPG gas hob with cooker hood over. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Polished oak flooring. Broom and boiler cupboard housing Worcester gas boiler for domestic hot water and central heating. Double radiator. Ceiling spotlights.

SITTING ROOM: 14’ x 12’11. Under stairs store cupboard. Bio-fuel open fire-place. TV aerial point. Polished oak flooring. Double radiator. Large window with fine views west over communal grounds to West Stoke church.

Stairs to 1st floor landing

BEDROOM 1: 12’9 x 10’6. Built in wardrobe. TV aerial point. Polished oak flooring. Double radiator. Fitted window shutters. High vaulted ceiling. Hatch with folding ladder to boarded and insulated loft. Door to:

SHOWER ROOM ENSUITE: Fully tiled shower room ensuite. Fully tiled shower cubicle with Mira control and glazed screen. Pedestal wash hand basin with light, mirror and shaver point over. Low level WC. Radiator. Large linen cupboard.

BEDROOM 2: 12’8 x 9’1. Extensive fitted bookcases. Polished wood flooring. Radiator. Vaulted ceiling. Double aspect windows with fitted shutters. **DRESSING RECESS:** 6’2 x 4’8. Range of wardrobes.

BATHROOM ENSUITE: Panelled bath with tiled surround. Low level WC. Pedestal wash hand basin with light, mirror and shaver point over. Double radiator. Extractor fan.

SERVICES: Mains electricity. Private estate water supply. Private drainage system. LPG gas.

ANNUAL SERVICE CHARGE: £1,182.50 pa

EXTERIOR: The property is approached via a communal tarmac drive with 2 designated car parking spaces. To the north and west of the property is an attractive cobbled private garden beyond which is a communal parking area, dustbin and car wash area with hose and tap.

PRICE GUIDE: £375,000 FREEHOLD

DIRECTIONS: From Chichester proceed north of the A2178 Funtington Road. Follow the road for approximately one mile and on leaving the city, bear right following the signpost to West Stoke. At the next crossroads go straight across and at the T-junction turn left into West Stoke. Take the turning immediately past West Stoke Church and follow the gravel drive past St. Andrews Church car park. Take the next turning right and No.2 Pump House will be found straight ahead.

Please Note: Neither the heating system nor the services have been checked by the Agents.

