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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. What every care is taken in the preparation of this plan, please check all dimensions, shapes and compare drawings before making any decisions about your plans.



STRIDE & SON

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Oakdene Gardens, North Mundham

7 Oakdene Gardens, North Mundham, Nr Chichester PO20 1LA.

Oakdene Gardens is an exclusive development of only 8 individual **detached four bed-roomed** houses built to an extremely high specification by a renowned and respected local developer. They are located in a small close, which will have a gated entrance on completion, some 2 miles from Chichester City centre, within easy access of the A27 and routes to Portsmouth and Brighton. The Cathedral City of Chichester offers comprehensive shopping facilities, the renowned Festival Theatre and main line railway station with services to London (Victoria) amongst its amenities. Goodwood lies to the North offering horse and motor racing and golf, with Chichester Harbour and beaches to the South. North Mundham has a local primary school, pub and farm shop within a short distance.

The well-planned accommodation has downstairs cloakroom, large open plan living accommodation with French doors to well enclosed and landscaped gardens. There is a fitted Sylvarna kitchen with Neff appliances, separate utility room and underfloor heating throughout the ground floor. On the first floor the main and second bedrooms have designer en-suite bathrooms and there is an additional family bathroom. A loft room, with staircase, provides further accommodation which could be used in a variety of ways including playroom, study or family room.

- One of only 2 brand new homes remaining
- Available to reserve NOW
- 10-year NHBC House Builder Warranty
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Luxury designed kitchens by Sylvarna of Chichester with integrated Neff appliances
- Nu-Heat warm water underfloor heating to the ground floor
- Landscaped gardens with turfed lawns and high-quality planting
- Pale Oak solid engineered floor boards throughout ground floor
- Attached garage with ample off street parking

PRICE £760,000 FREEHOLD

DIRECTIONS:

From the Whyke Roundabout on A27 proceed southwards following signs to Hunston and Selsey B2145. At the next roundabout take the first exit towards North and South Mundham and after a short distance turn left into School Lane. The development is the second on the left opposite the primary school.

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

