



Itchenor, Chichester, West Sussex

£4,750pcm, excl.

An Attractive, Detached New England Style House Situated in a Peaceful Private Residential Road.



Term 12 months with the possibility of renewal

Bedrooms – 4/5

Unfurnished/Part Furnished - Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Newly Refurbished Throughout
- Fully Fitted Kitchen
- Open Plan Dining / Living Space with Woodburning Stove
- Study / Playroom / Bedroom Five
- Principal Bedroom with En Suite Bathroom and Balcony
- Three further Double Bedrooms (One with En Suite Shower)
- Family Shower Room
- Large Terrace to the Rear
- Front and Rear Gardens
- Double Garage with Separate Utility Area

Description:

Harbour Lodge is a very attractive New England style house situated in a peaceful, private residential road in Itchenor, some ten minutes from The Hard.

The property offers excellent, spacious and flexible family accommodation and is ideal as a weekend retreat / holiday home or for full time living. It is partly, and very attractively, furnished in a simple modern style and has just undergone an extensive refurbishment including new kitchen, bathrooms, paintwork and carpeting. All fixtures, fittings and appliances are to an extremely high standard.

To the front of the property, approached via a gated, gravelled driveway, there is a detached double garage with sail store over and additional utility room.

To the rear of the property a large, sheltered terrace provides plenty of scope for entertaining. The mature garden beyond which gives way to glorious views over the open countryside. There are numerous cycle and footpaths within easy reach leading to the centre of the village and Chichester Harbour.

Situation:

Chichester with its Cathedral, award winning Theatre, amenities, mainline station and excellent schools is approximately four miles away. There is good access to the A27 and A3. The Goodwood Estate is within easy reach.

Local Authority: Chichester District Council (Band G)

AVAILABLE NOW

White Goods: Electric Range Cooker, Dishwasher, Wine Fridge, Fridge/Freezer, Additional Fridge and tumble dryer

Heating: Mains Gas Fired Central Heating

Drainage: Mains

Water: Mains

Curtains: To Principal Rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: FTTC

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included



Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

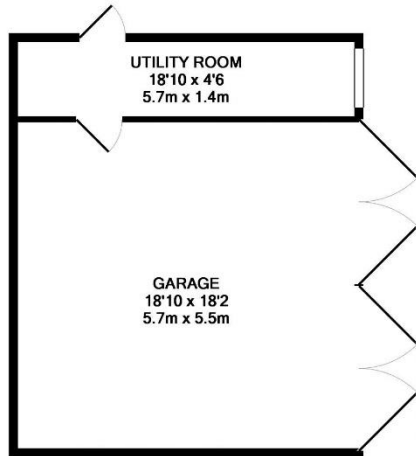
Email: info@countryhousecompany.co.uk

Please contact The Country House Company for further details – www.countryhousecompany.co.uk

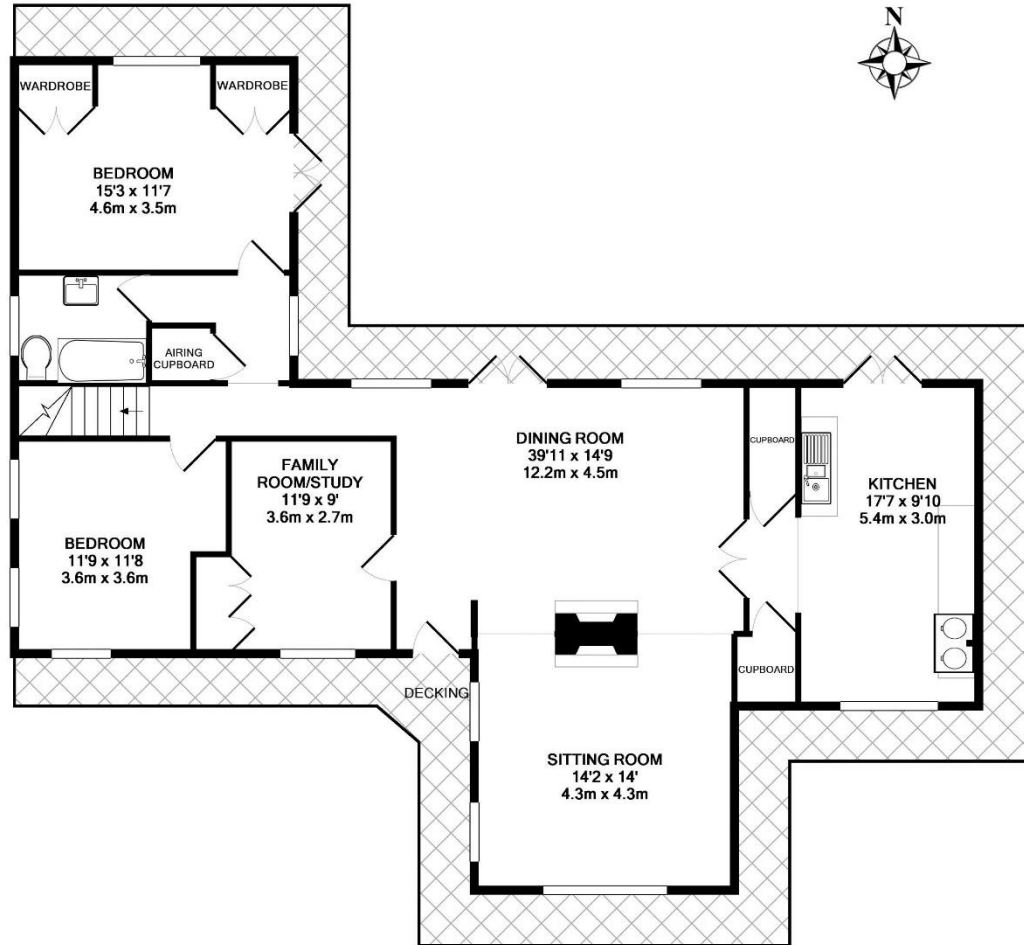
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR
 APPROX. FLOOR
 AREA 507 SQ.FT.
 (47.1 SQ.M.)



GARAGE
 APPROX. FLOOR
 AREA 426 SQ.FT.
 (39.6 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1263 SQ.FT.
 (117.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 2196 SQ.FT. (204.0 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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