

Main Road Nutbourne, Chichester, PO18 8RN

Offers in the region of £600,000

EPC Rating: D Council Tax Band: D



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Beautifully presented three bedroom detached bungalow in a secluded Nutbourne position with stunning field views, renovated kitchen, underfloor heating, garage, generous parking and planning permission already granted for future extension potential.

Positioned within a peaceful and secluded setting in the ever desirable village of Nutbourne, this beautifully presented three bedroom detached bungalow offers immaculately kept accommodation together with stunning countryside views, generous parking and exciting future potential.

Accessed via electric gates, the property immediately impresses with a large private driveway providing ample parking for several vehicles, in addition to a garage. Internally, the bungalow has been thoughtfully updated and exceptionally well maintained throughout, creating a home that feels both stylish and welcoming from the moment you arrive.

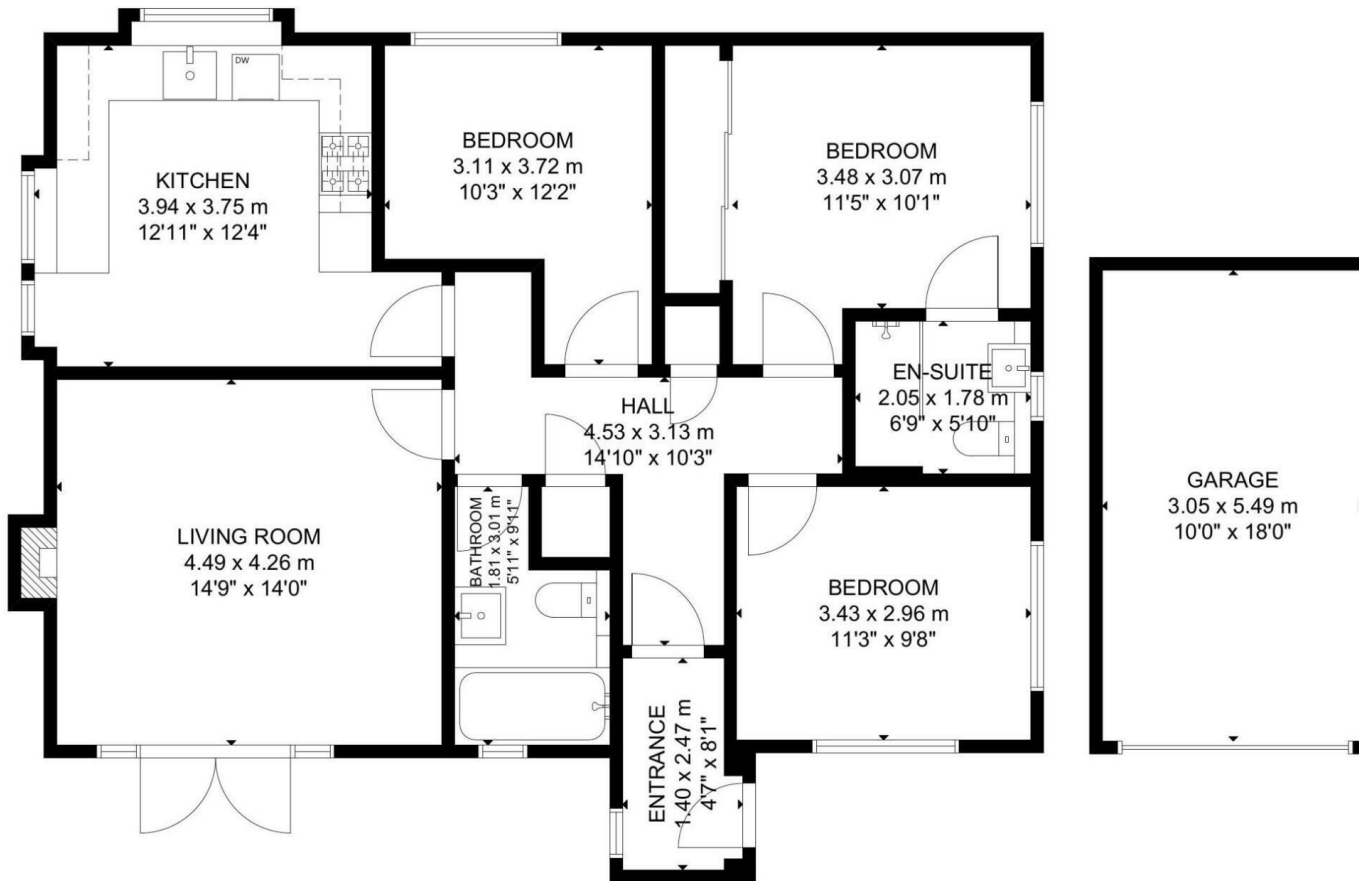
The spacious sitting room forms the heart of the home, featuring a cosy wood burning stove alongside large French doors opening onto a decked seating area overlooking the secluded rear garden and neighbouring fields beyond. The recently renovated kitchen has been beautifully finished with integrated appliances, plentiful storage and space for a dining table, making it perfectly suited to both everyday living and entertaining alike.

All three bedrooms are generous doubles, offering flexible accommodation depending on individual requirements. The principal bedroom benefits from fitted wardrobes together with a modern ensuite shower room, whilst the second bedroom enjoys a wonderful dual aspect allowing natural light to pour in throughout the day. The third bedroom is currently arranged as a dining room, further highlighting the versatility of the layout.

Additional features include underfloor heating throughout, a contemporary family bathroom and planning permission already granted for extensions to both the ground floor and roof space, offering fantastic scope for those wishing to further enhance the property in the future.

Nutbourne remains one of the area's most sought after village locations, ideally positioned for easy access to both Chichester and Emsworth, whilst enjoying beautiful surrounding countryside and nearby coastal walks. The area is exceptionally well placed for access to the South Downs National Park, Goodwood and a variety of local beaches along the south coast.





GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 96 m²/1,032 sq ft
 GROUND FLOOR: 96 m²/1,032 sq ft
 EXCLUDED AREA: GARAGE: 17 m²/180 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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