

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



The Old Stables Old Dairy Lane

Norton, Chichester, PO20 3AF

Originally stable buildings, this property has been thoughtfully transformed into a stylish home, offering a unique blend of character and modern living. Accommodation includes: spacious fitted kitchen / family room with integrated oven, hob, extractor unit, plumbing for dishwasher, plus door to cloakroom and stairs to useful snug area with storage. A further door leads to the good-sized dining room with bifold doors to patio area. The bungalow features two double bedrooms, one of which is equipped with built-in cupboards, while the other offers convenient access to the rear garden. A versatile third bedroom can easily serve as an office, catering to modern work-from-home needs. The family bathroom and utility area complete the internal accommodation. Outside, the garden is a delightful retreat, featuring a patio area, lawn, and useful outbuilding, perfect for storage or as a workshop. In addition parking is available for two vehicles at the front of the property. Conveniently located, in a semi-rural location, this bungalow is just a short drive from the vibrant city of Chichester, Goodwood and Arundel. Residents will benefit from easy access to shops, schools, amenities, and mainline train stations, making this property an ideal choice for families and professionals alike. This charming home truly offers a wonderful lifestyle in a sought-after location. EPC - E. Council Tax Band - C. Tenure - freehold.

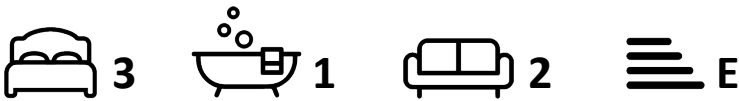
£450,000

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- Character property in semi-rural location
- Dining room
- Cloakroom
- Short drive to Chichester, Goodwood, Arundel - schools, shops, amenities, mainline train stations & bus routes
- 3 bedrooms
- Snug
- Utility area
- Kitchen / family room
- Bathroom
- Parking & garden

Kitchen / family room

22'8" x 12'8" (6.91 x 3.87)

Snug

15'5" x 7'9" (4.72 x 2.37)

Dining room

11'2" x 22'0" (3.41 x 6.72)

Utility

3'5" x 13'0" (1.06 x 3.97)

Bedroom 1

11'0" x 13'9" (3.37 x 4.21)

Bedroom 2

11'3" x 10'10" (3.45 x 3.32)

Bedroom 3 / office

7'6" x 8'11" (2.31 x 2.73)

Bathroom

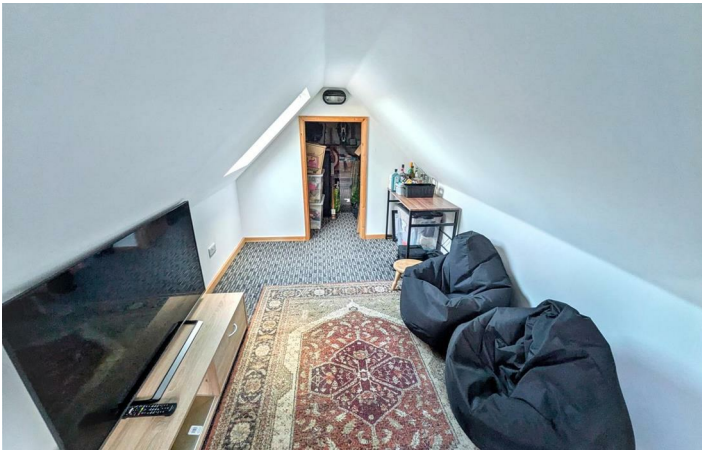
7'3" x 6'10" (2.23 x 2.10)

Cloakroom

10'10" x 2'11" (3.32 x 0.91)

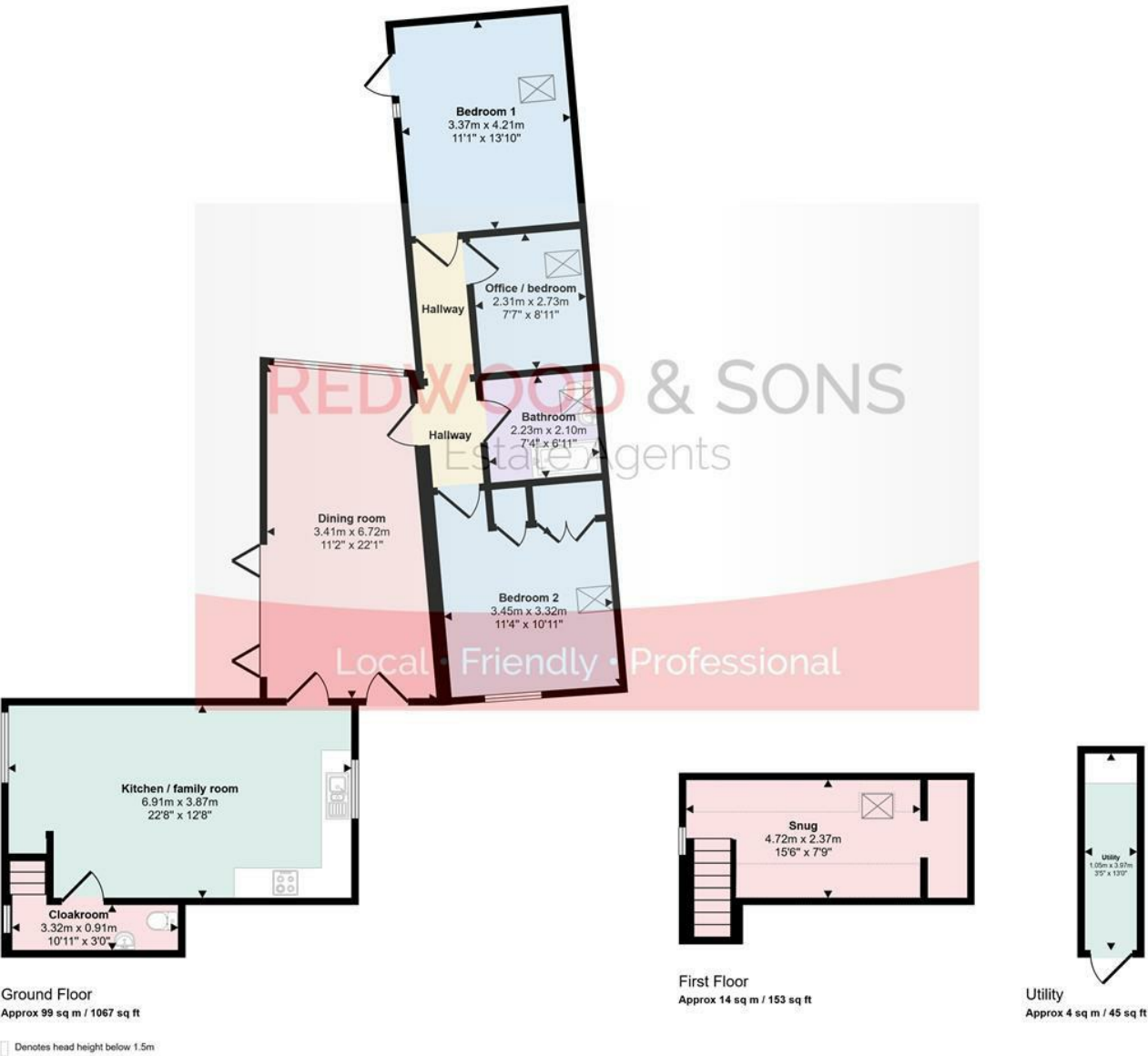


Directions



Floor Plan

Approx Gross Internal Area
118 sq m / 1265 sq ft



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)