



Magmait Runcion Lane, Runcion PO20 1PT

£795,000 Freehold



4 Bedrooms



2 Bathrooms



4 Reception Rooms

*Sw*

Sims Williams

## Key Features

- No Onward Chain
- Detached Family Residence
- Semi-Rural Location
- 4 Reception Rooms
- Stylish Fitted Kitchen
- 4 Double Bedrooms
- Bathroom & En Suite
- Double Garage & Parking
- Stunning Westerly Garden

## EPC Rating

Current = D

Potential = C

## Council Tax Band

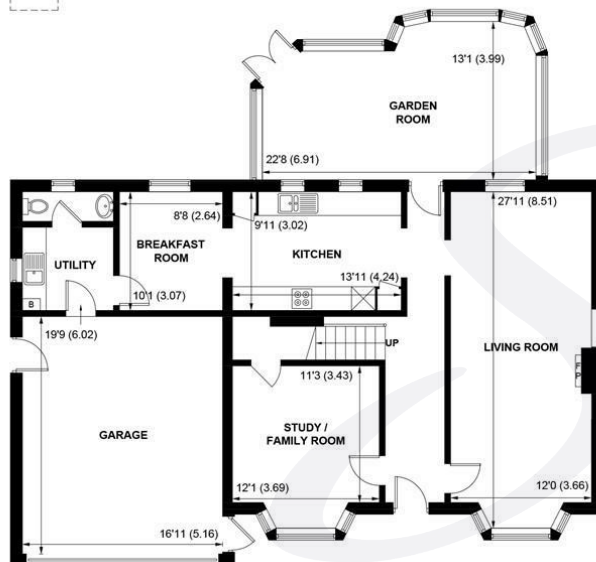
Band = F

## Tenure - Freehold

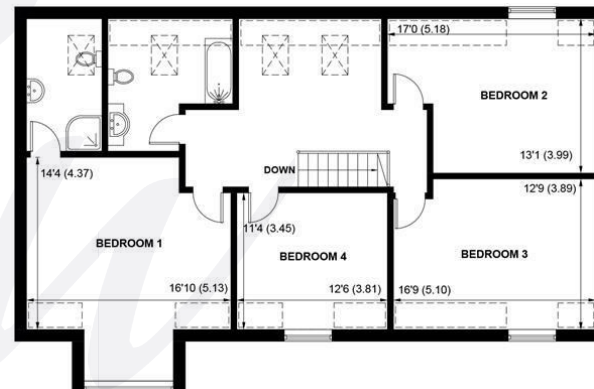




 = Reduced headroom below 1.5m / 5'0"



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2842 SQ FT / 264.0 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.