





Located in a quiet cul-de-sac within a sought-after and serene village setting, this three bedroom detached bungalow offers well-proportioned accommodation, modern features, and generous outdoor space, ideal for those seeking comfortable single-level living.

The property is approached via a driveway with parking leading to an integral garage, and is set behind a well-maintained front garden laid to lawn, complete with an inset specimen tree and established shrubbery.

Internally, the home opens into a welcoming entrance hallway, with a guest WC positioned on the right. To the left, a spacious reception room features a central fireplace and sliding doors opening onto the rear garden. From here, access is provided to a light-filled garden room with French doors and steps leading down to the rear garden, offering pleasant views and surrounding village charm.

A large re-fitted Signature kitchen/breakfast room sits at the heart of the home, recently fitted with a modern kitchen including built-in appliances, a four-ring electric hob, and sink. There is ample space for a dining table, with views across the garden. Adjoining the kitchen is a generous utility room with further storage and a door to the integral garage.

There is a recently built Garden Room that offers lovely views over the garden area.

The property offers three bedrooms, with Bedrooms One and Two benefiting from built-in wardrobes. All bedrooms are served by a well-sized, modern shower room with double shower cubicle.



Externally, the south west facing wrap-around rear garden enjoys afternoon and evening sun, and is mainly laid to lawn with mature borders and a dedicated vegetable patch- perfect for those who enjoy gardening or outdoor relaxation. A real feature of the property!

A well-maintained and versatile bungalow in a peaceful, tucked-away location, offering modern, comfortable living in a highly desirable village setting.

Double glazed throughout

Oil fired central heating

Integral garage

Mains electricity, water & drainage.

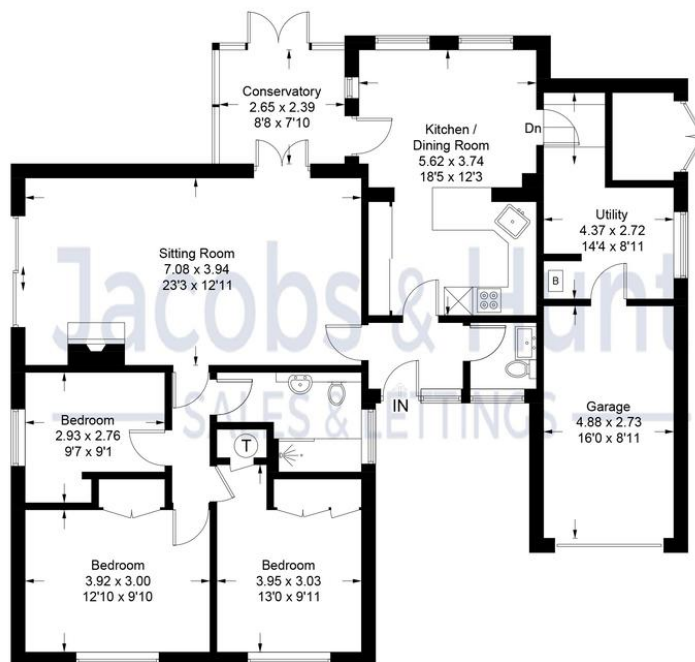
Council tax band E - £2868 per annum

Please contact Jacobs & Hunt to arrange an accompanied viewing. We are open 7 days a week for your viewing convenience.



The Hop Gardens, South Harting

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft
(Excluding External Cupboard)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1238534)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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