



3 Lynch Down, Funtington - PO18 9LR

Guide Price £800,000 - FREEHOLD



STRIDE & SON

3 Lynch Down

Funtington, Chichester

A well-proportioned four-bedroom detached house in a quiet rural in Funtington, with generous living space, garaging, a conservatory and a substantial mature garden backing onto open countryside.

- Detached four-bedroom family house in a quiet semi-rural setting on the edge of Funtington village
- Generous sitting room (23'0 x 11'11) with stone fireplace, bay window and sliding doors to the conservatory
- Separate dining room and ground floor office — flexible accommodation well-suited to families and home working
- Kitchen with range of oak effect units and integrated appliances
- Conservatory overlooking the rear garden and open farmland beyond
- Four bedrooms with a family bathroom and shower room on the first floor
- Substantial rear garden backing directly onto open farmland with a fine rural outlook
- Ample front driveway parking with well-kept front garden and established planting
- Two garages providing substantial covered parking and storage (total approximately 330 sq ft)
- Approximately 5 miles from Chichester city centre | Close to Goodwood Estate and South Downs National Park





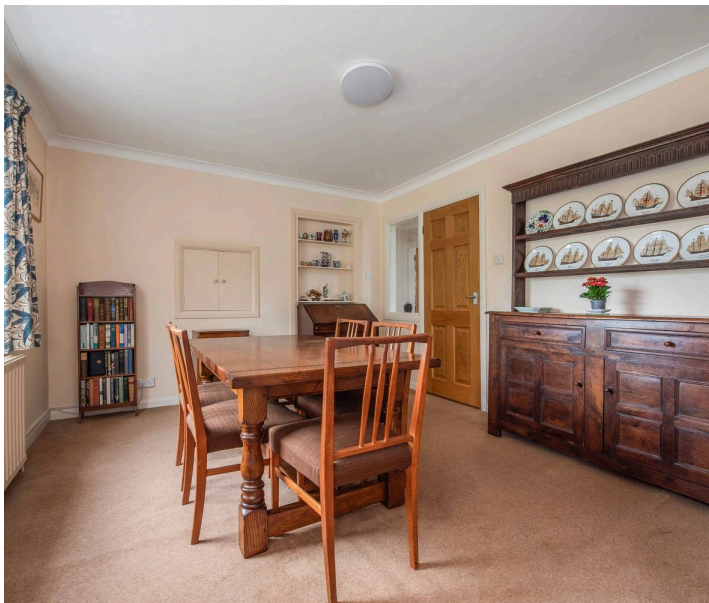


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Funtington, Chichester

3 Lynch Down is a well-proportioned detached family house set in a tucked-away position on the edge of the popular village of Funtington, offering generous accommodation of 189 sq m / 2,034 sq ft across two floors, including two garages. The property sits in a mature plot with gardens to front and rear, backing directly onto open farmland, and enjoys a quiet, semi-rural outlook with good privacy.

The entrance hall is spacious and welcoming, with a staircase rising to the first floor and access to the principal reception rooms. The sitting room is a particularly generous space measuring 7.01 x 3.63 m (23'0 x 11'11), with a stone fireplace, bay window to the front and sliding doors opening to the conservatory and garden beyond.



The dining room at 3.78 x 3.30 m (12'5 x 10'10) is a well-proportioned separate room with built-in shelving and good natural light from windows to the front. A ground floor office at 2.64 x 2.59 m (8'8 x 8'6) provides useful additional space for home working.



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The conservatory at 3.45 x 2.08 m (11'4 x 6'10) overlooks the rear garden and open countryside beyond, and is a pleasant additional sitting space.

The kitchen at 3.30 x 2.79 m (10'10 x 9'2) is fitted with a range of oak effect units, integrated double oven and hob, and has a door leading to the garage and office area.

On the first floor, the principal bedroom (4.62 x 3.30 m / 15'2 x 10'10) is a generous double with good proportions. Bedroom two (3.48 x 3.30 m / 11'5 x 10'10) is a further comfortable double, and bedroom three (3.66 x 3.07 m / 12'0 x 10'1) is also a good double. Bedroom four (3.33 x 2.18 m / 10'11 x 7'2) is a well-proportioned single or occasional room.



The first floor is served by a family bathroom with shower, bath, WC and wash basin and a further shower room with a shower cubicle, WC and handbasin.

Externally, the property has a great deal to offer. To the front, a generous gravel driveway provides ample parking and leads to two garages (5.56 x 3.53 m / 18'3 x 11'7 and 5.46 x 2.67 m / 17'11 x 8'9), with planted borders and a well-kept lawn.

The rear garden is a particular feature — a large, private and well-established space with a good-sized lawn, mature trees, a paved terrace adjacent to the conservatory, and a boundary of established hedging and planting.

The garden backs directly onto open farmland, giving a fine rural outlook and a genuine sense of space.



3 Lynch Down is situated on the edge of Funtington, a small and well-regarded village set in the foothills of the South Downs in West Sussex. The village has a well-regarded pub and is surrounded by attractive walking and cycling country, with the South Downs National Park close at hand.

The larger village of Westbourne and the market town of Emsworth are within easy reach for day-to-day amenities. Chichester city centre is approximately 5 miles to the east, offering a full range of shopping, restaurants and cultural facilities including the Festival Theatre and Pallant House Gallery.

The Goodwood Estate — home to the Festival of Speed, horse racing and motor racing — is just a short drive away. Chichester mainline station provides regular services to London Victoria, and the A27 gives good road access to Portsmouth, Brighton and the wider south coast. The property is well-placed for those seeking a quiet rural setting without sacrificing accessibility to city centre amenities and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





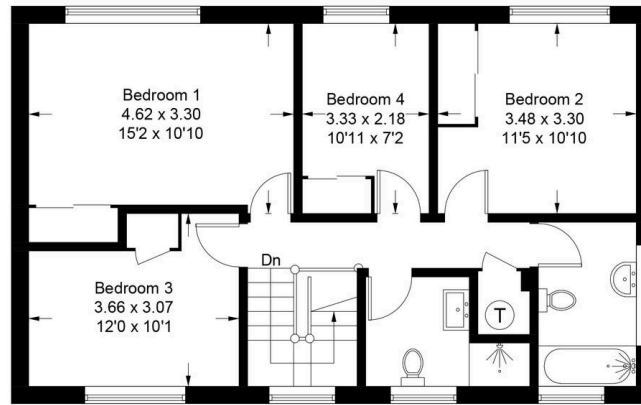


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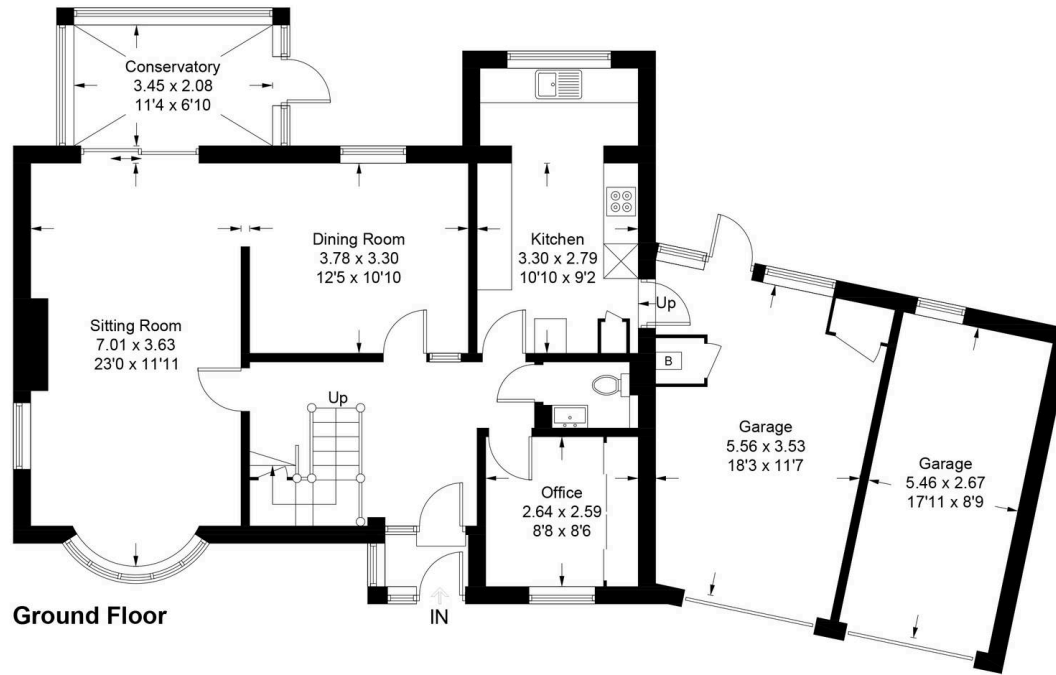
3, Lynch Down, PO18 9LR

Approximate Gross Internal Area = 189 sq m / 2034 sq ft
(Including Garages)

Produced for Stride & Sons Estate Agent.



First Floor



Ground Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2026. (ID1306340)



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