Mill Lane, Sidlesham



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

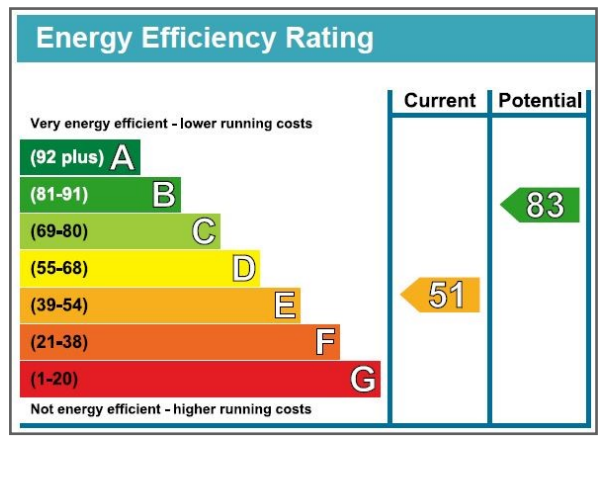
Tel: 01243 782626 Fax: 01243 786713

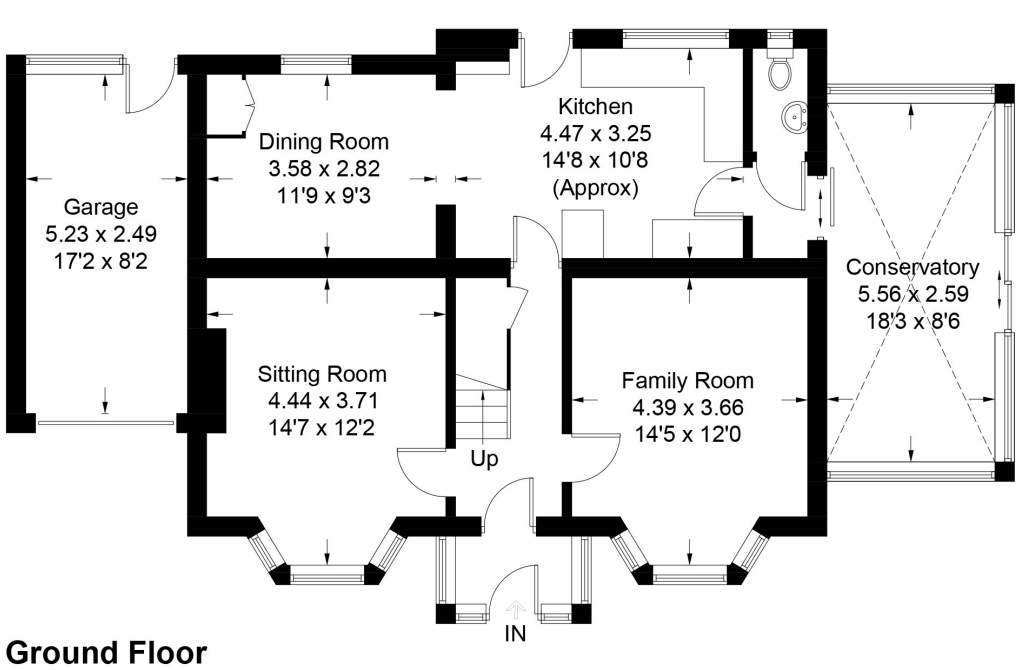
www.strideandson.co.uk properties@strideandson.co.uk

Mill Lane, Sidlesham, PO20

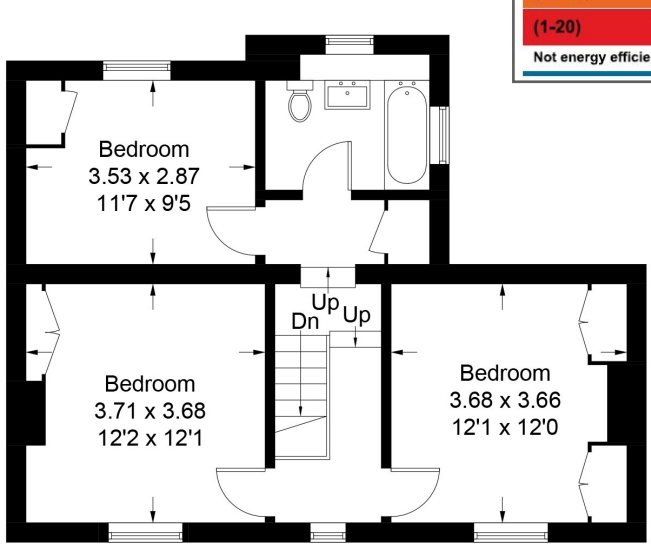
Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 155.7 sq m / 1676 sq ft

Produced for Stride & Son Estate Agent.





Ground Floor



First 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 2017. (ID334365)

Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX
Registered in England Company Number:6724455

Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;

2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3. No person in the employment of Messrs. Stride & Son has any authority to make or give any representation or warranty whatever in relation to this property.

The Poplars, Mill Lane, Sidlesham, Nr. Chichester, PO20 7LU.

Situated some 5 miles south of Chichester and within walking distance of Pagham Harbour Nature Reserve, an extremely handsome detached period cottage. The property, which is in need of updating, offers scope for further enlargement subject to the usual planning consent and occupies a large mature garden plot extending to **approximately ¼ of an acre.**

The picturesque mill hamlet is immediately adjacent with its popular local pub and nature reserve and there is a regular bus service nearby to Chichester whilst Chichester Harbour is within easy reach being approximately 2 ½ miles to the west.

The accommodation is arranged as follows: Half glazed front door to:

ENTRANCE PORCH: Glazed inner door to:

HALL: Radiator. Under stairs store cupboard housing electric meter.

SITTING ROOM: 12'1 x 12'. West facing bay window. Fireplace (blocked off) with brick surround and recessed bookshelves to either side. Polished wood flooring. Radiator. TV aerial point.

DINING ROOM: 12'3 x 12'. West facing bay window. Fireplace (blocked off) with brick surround. Radiator. Polished wood flooring.

KITCHEN/BREAKFAST ROOM: 27' x 8'11. Range of oak faced base and wall cupboards. Inset stainless steel sink. Electric cooker point. Space for fridge/freezer. Radiator. Stable door to garden. Archway to **BREAKFAST AREA** with part pine panelled walls. Double radiator. TV aerial point. Boiler cupboard housing Potterton gas boiler for domestic hot water and central heating. Glazed door to:

REAR LOBBY: Fitted shelves. Door to:

CLOAKROOM: Low level WC. Wash hand basin. Glazed door to:

CONSERVATORY: 18' x 8'3. Quarry tiled floor. Plumbing for washing machine. Space for dryer. Double glazed patio doors to south facing terrace and garden.

Stairs to:

1st FLOOR LANDING: Hatch to loft. Wardrobe cupboard.

BEDROOM 1: 12'1 x 11'1. Two double fitted wardrobes. Fireplace with ornate cast iron surround. Telephone point. Double radiator.

BEDROOM 2: 12'1 x 12'2. Fireplace with ornate cast iron surround. Built in double wardrobe to one side. Double radiator.

BEDROOM 3: 11'6 x 9'6. Radiator. Airing cupboard with lagged copper cylinder (immersion).

BATHROOM: Panelled bath with mixer tap, shower attachment and tiled surround. Pedestal wash hand basin. Low level WC. Radiator. Hatch to loft. Chromium plated towel rail. Electric shaver point.

SERVICES: All main.

EXTERIOR: The property is approached via a gravelled drive to the front leading to an attached **single garage 17'2 x 8'3** with metal up and over door, gas meter, water tap and courtesy door to rear. To the front of the property is a lawned garden with trees and shrubs, low brick and stone garden wall. A side gate leads to a large south and east facing garden with extensive brick paved terracing with well, flowerbeds and herbaceous borders. The garden is bounded to the south by a low brick and stone garden wall with timber built garden shed and garden waste area. The whole is well fenced and hedged and extends to **approximately ¼ of an acre in all.**

PRICE GUIDE: £597,500 FREEHOLD

DIRECTIONS: From Chichester proceed south on the A286 West Wittering Road. After approximately ¼ mile left following signs to Selsey and Sidlesham on the B2201 and follow the road for some 4 miles. On entering Sidlesham village continue south taking the 2nd turning on the left into Mill Lane and the property will be found a short distance along on the left hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.









