

# STRIDE & SON

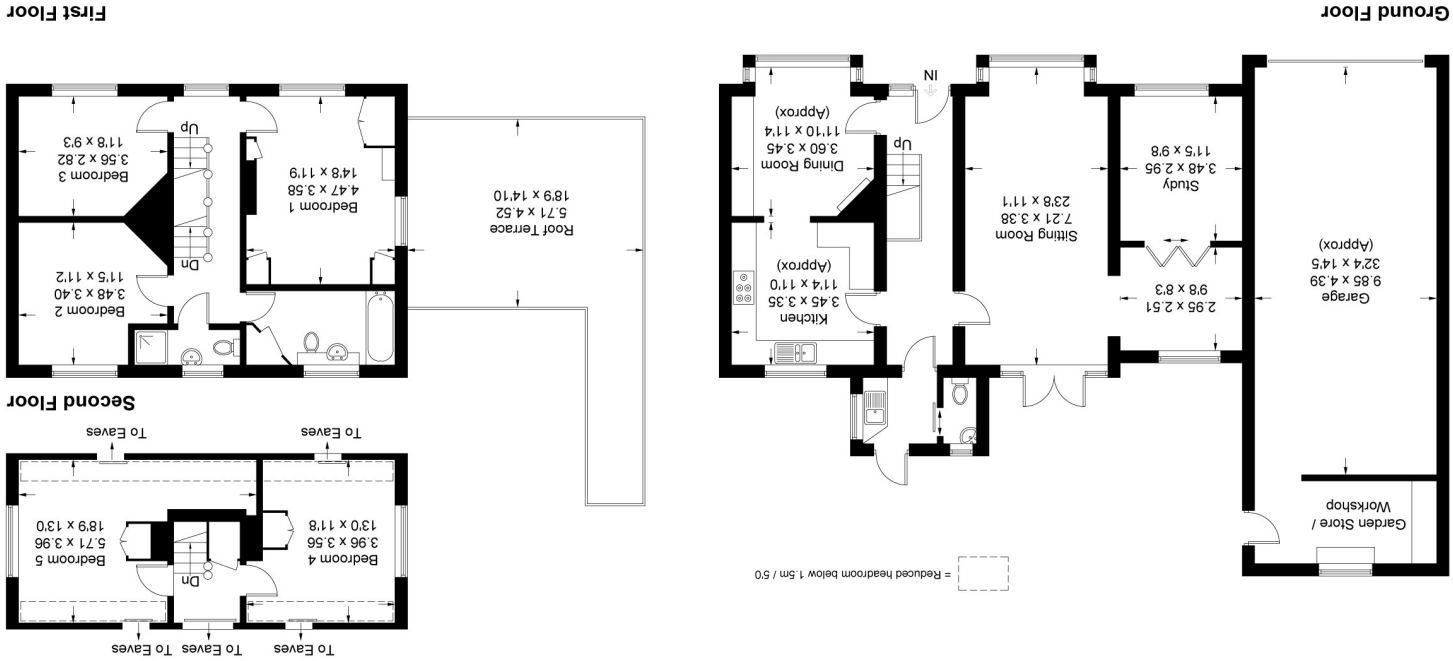
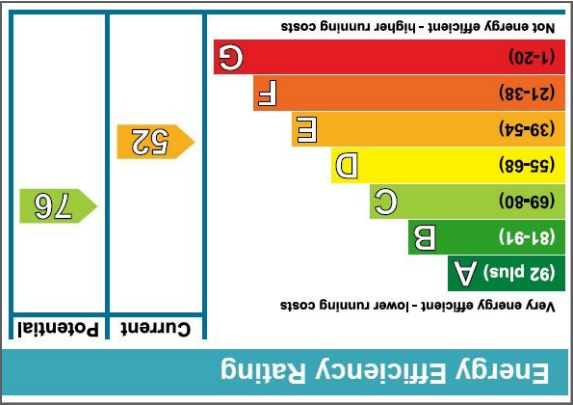
Southdown House, St. John’s Street, Chichester, PO19 1XQ

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Mill Lane, Sidlesham



**Havra, Mill Lane, PO20**  
Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft  
Garage = 52.9 sq m / 569 sq ft  
Total = 236.2 sq m / 2542 sq ft  
Produced for Stride & Sons Estate Agent.

**DIRECTIONS:** Leave Chichester via the Whyke Road and cross over the roundabout (A27) following the B2145 sign-posted Hunston and Selsey. Follow the road through Hunston village and having passed through Sidlesham village, bear left into Mill Lane. Follow the road for approximately ½ mile and Havra will be found on the right hand side of the road.

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

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.



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**Havra, Mill Lane, Sidlesham, Nr. Chichester, PO20 7NA.**

Situated in this delightful harbour front hamlet an extremely attractive **detached family house**. The property which is believed to date from the 1920’s is of rendered and colour washed elevations under a tiled roof. The house has been the subject of considerable updating over the years by the present owners and now offers comfortable **5 bedroomed** accommodation with modern bathroom and shower room, well-appointed kitchen/breakfast room and is set in **approximately 1/3 of an acre** of mature grounds with detached tandem **garage** and workshop.

The house has enviable views over Mill Hamlet nature reserve (designated as a site of special scientific interest) and has glimpses of Chichester harbour from the first and second floors. The property is within easy walking distance of the local pub/restaurant and the Pagham harbour nature reserve.

There is a regular bus service from the main road to Chichester some 5 miles to the north.

The accommodation is arranged as follows: Covered entrance with oak front door to:

<b><u>HALL:</u></b>	Double radiator. Polished oak flooring. Electric meter cupboard. Door to:
<b><u>SITTING ROOM:</u></b>	23’6 into bay x 11’2. Open fireplace with fitted Jetmaster and stone surround. Double radiator. Glazed patio doors to rear garden. Views over Pagham nature reserve to the front. Archway to:
<b><u>SNUG:</u></b>	9’7 x 8’4. Double radiator. Folding double doors to:
<b><u>STUDY:</u></b>	11’6 x 9’6. Radiator. Telephone point. Views over Pagham nature reserve.
<b><u>KITCHEN/</u></b>	
<b><u>BREAKFAST ROOM:</u></b>	23’9 into bay window x 11’2. Central archway dividing <b>KITCHEN AREA:</b> Extensive range of Shaker-style base and wall cupboards. Inset 1 ½ bowl stainless steel sink with mixer tap. Integrated dishwasher, fridge and freezer. Range-master cooker with double oven and grill and five burner gas hob with cooker hood above. Cupboard housing gas boiler for domestic hot water and central heating. <b>DINING AREA:</b> Double radiator. Corner fireplace with Art Nouveau style cast iron surround, tiled slips and coal effect gas fire. Original dresser with pine top and glass fronted china display cabinet over and concealed lighting below. TV aerial point. Polished oak flooring. Views over nature reserve.

From the hall half glazed panelled door leads to:

<b><u>UTILITY LOBBY:</u></b>	Fitted base unit with inset stainless steel sink. Plumbing for washing machine. Stable door to garden. Door to :
<b><u>CLOAKROOM:</u></b>	Corner wash hand basin. Radiator.
Stairs to:	
<b><u>1<sup>st</sup> FLOOR LANDING:</u></b>	Double radiator.
<b><u>BEDROOM 1:</u></b>	14’10 x 11’8. Radiator. Two single wardrobes with range of cupboards over, bed recess and fitted bedside tables. Further double wardrobe and fitted chest of drawers. Shelved store cupboard. Double aspect windows with views over nature reserve and glimpses to harbour.
<b><u>BEDROOM 2:</u></b>	11’5 max. x 11’2. Radiator.
<b><u>SHOWER CLOAKROOM:</u></b>	Fully tiled shower cubicle with thermostat control, folding glazed screen and extractor fan. Low level WC. Pedestal wash hand basin. Electric shaver point. Radiator.
<b><u>BEDROOM 3:</u></b>	11’8 x 9’3. Radiator. Corner fireplace (blocked off). Views over Pagham nature reserve with glimpses of the harbour and distant views to the Downs.
<b><u>FAMILY BATHROOM:</u></b>	White suite comprising panelled bath with separate shower unit over with thermostat control, glazed screen and tiled surround. Vanity unit with marble surround and cupboards below. Low level WC with concealed cistern. Heated chromium plated towel rail. Airing cupboard with lagged copper cylinder (immersion).

Stairs to 2<sup>nd</sup> floor landing

<b><u>BEDROOM 4:</u></b>	13’ x 11’7 extending to 18’10 max. Built in double wardrobe. Radiator. Two eaves store cupboards.
<b><u>BEDROOM 5:</u></b>	13’ x 11’8 max. Radiator. Built in double wardrobe with cupboards over. Two eaves store cupboards. Panoramic views over Pagham harbour.
<b><u>SERVICES:</u></b>	All main.
<b><u>EXTERIOR:</u></b>	The property is approached via a concrete drive leading to an attached tandem <b>garage 32’6 x 12’11</b> with automatic up and over door, electric light and power. Archway to workshop 14’6 x 6’1 with electric light and power, courtesy door to rear garden. To the front of the property is a paved patio garden with well stocked rose and flowerbeds and attractive stone and brick garden wall. The main garden lies to the rear with extensive paved terracing, large well-kept lawn with ornamental fish pond with water feature, rockery and specimen shrubs, wisteria clad pergola with paved seating area and the garden is bounded by well stocked flowerbeds and shrubberies with mature trees and compost area. The whole has a south and westerly aspect and extends to <b>approximately 1/3 of an acre in all</b> .

**PRICE GUIDE: £675,000 FREEHOLD**

