



JURY FARM COTTAGE, SIDLESHAM.

STRIDE & SON
Established 1890

JURY FARM COTTAGE, JURY LANE, SIDLESHAM, PO20 7PX

PRICE GUIDE: £570,000 FREEHOLD

A fantastic opportunity to acquire a character cottage set in delightful rural surroundings with views over farmland to the South Downs with scope to create a beautiful family home.



GROUND FLOOR:

COVERED ENTRANCE PORCH

UTILITY ROOM

COSY SITTING ROOM

KITCHEN/DINING ROOM WITH OIL AGA

FIRST FLOOR:

3 DOUBLE BEDROOMS

FAMILY BATHROOM

SEPARATE WC

OUTSIDE:

DRIVEWAY WITH PARKING FOR SEVERAL CARS

ATTRACTIVE SOUTH EAST FACING GARDEN

SPACE FOR GARAGE/ANNEXE SUBJECT TO PLANNING

EASY ACCESS TO SURROUNDING COUNTRYSIDE



DESCRIPTION:

Jury Farm Cottage is an attractive semi-detached brick and flint period cottage in semi-rural surroundings in the sought-after parish of Sidlesham, some 3 ½ miles south of Chichester city centre and approximately 2 miles east of Chichester Marina. The cottage is located on a generous plot of approximately 0.33 of an acre with far reaching views over open farmland towards the South Downs and up to Goodwood Racecourse.

The Cottage would benefit from modernisation and provides an exciting opportunity to improve, modernise and expand the existing space to create excellent family accommodation, subject to necessary planning consent.

The property has a generous and attractive south-east facing garden with a large lawned area, a number of raised flower beds and plenty of beautiful mature trees and shrubs. The existing owners have historically kept their own sheep in the garden! The garden provides ample space to create extra accommodation, we suggest it may be possible to create a detached garage or even an annexe to the main house subject to necessary planning consent.

The house is accessed directly from Jury Lane, a gravel driveway leads to a large parking area with space for several vehicles. The south west End of Jury lane leads to a footpath linking the property to the village of Birdham and also providing good access to Chichester Harbour.

NB The property currently has electrical pylons running through the garden. The electricity company has written to our client to notify them of their intention to bury the cabling south of the existing boundary of the property.



LOCATION:

Sidlesham is a desirable village located some 4 miles to the south of Chichester centre with a popular pub, farm shop and primary school. The village has good access to the surrounding countryside, Birdham Pool and Pagham Harbour Nature Reserve, with excellent opportunities for walking and sailing in the local area. Chichester Harbour and Marina are also within easy reach of the property along with Birdham Pool and the Blue Flag beach at West Wittering.

The main shopping precinct at Chichester has an excellent range of independent shops as well as those with national brands, restaurants and bars, Chichester's renowned Festival Theatre and the Pallant House Gallery are all within a short distance, along with sports clubs, a leisure centre with swimming pool and a mainline train station with services along the coast and to Portsmouth and London Victoria via Gatwick Airport (approx. 90 minutes).



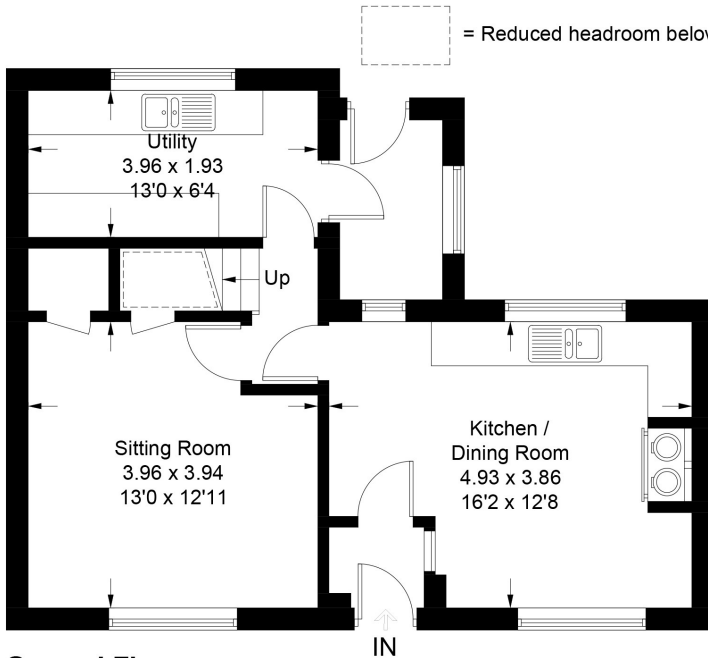
Jury Farm Cottage, Jury Lane, PO20 7PX

Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft

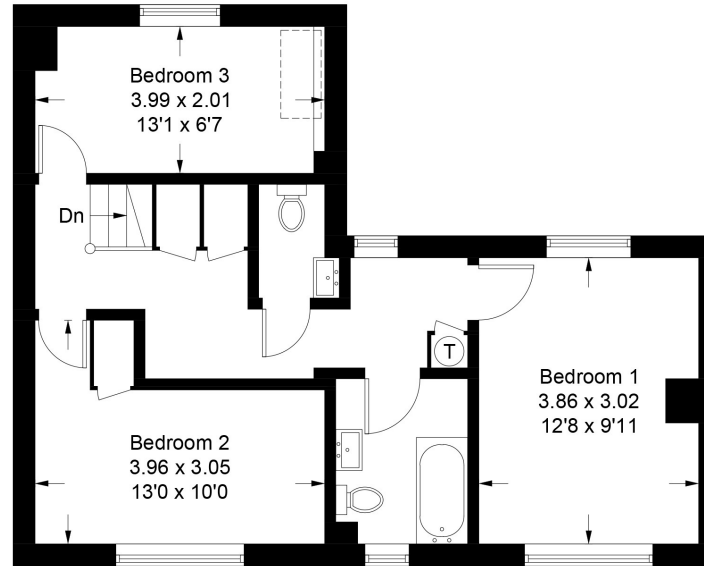
Produced for Stride & Son Estate Agent.



= Reduced headroom below 1.5m / 5'0



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 2022. (ID891526)

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

Tel: 01243 782626 Fax: 01243 786713

SERVICES: Mains water & electricity, oil fired heating and private drainage.

LOCAL AUTHORITY: Chichester District Council, East Pallant House, Chichester,

Tel: 01243 785166

Council Tax Band—Band E.

Energy Rating—E

DIRECTIONS:

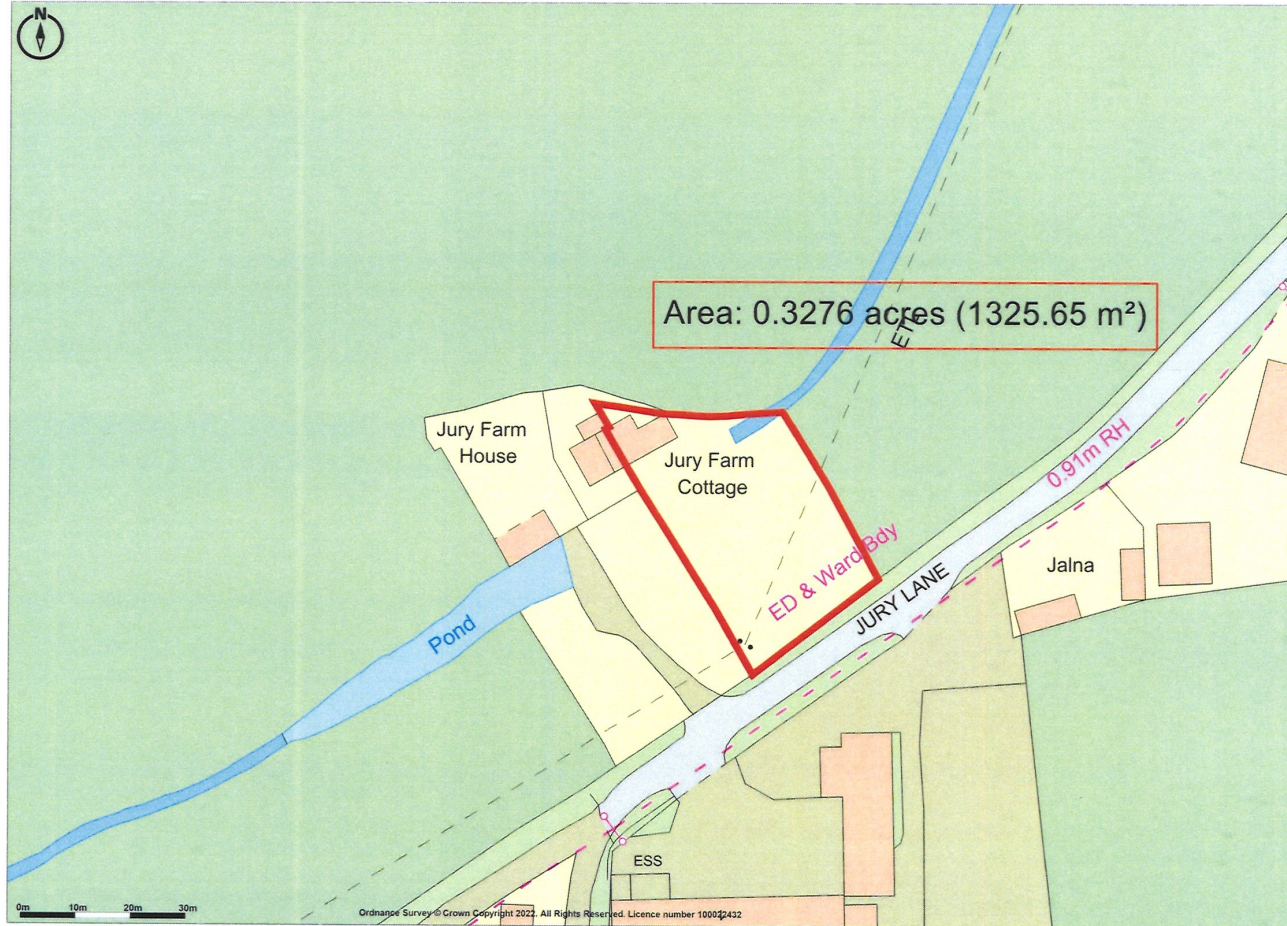
From the centre of Chichester proceed south crossing the A27 onto the A286, following signs to The Witterings. After ¼ mile at the mini roundabout turn left onto the B2201 Selsey Road. Follow the road for about 2 ½ miles and then turn right onto Jury Lane. Follow the lane and Jury Farm Cottage will be found on the right hand side accessed via a 5-bar gate and a gravelled driveway.



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Established 1890

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Promap
LANDMARK INFORMATION

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