



2 Adelaide Cottages, Halnaker, Chichester, PO18 0NG

Guide Price
£349,000 Freehold

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Established 1890

Charming 2 bedroom mid terraced house in need of modernisation with a large garden.

DESCRIPTION:

Situated in the pretty rural hamlet of Halnaker just outside the southern reaches of the South Downs National Park and only about 3 miles to the northeast of Chichester, 2 Adelaide Cottages is a charming period terraced house believed to be a former farm workers' cottage. Although in need of some modernisation and redecoration, the property represents a unique opportunity to acquire a character cottage with a glorious and unusually large (approx. 0.32 of an acre) mature garden set approx. 208ft or 85m beyond the rear of the terrace. The house itself is located in the Halnaker Conservation Area and has a lovely view to the front over Tinwood Vineyard from the sitting room and first floor principal bedroom. The accommodation further comprises a kitchen/dining room leading to a useful conservatory/rear lobby with store area and rear access, a modern ground floor shower room/wc, and a second double bedroom on the first floor.

Outside, there is a small front garden bounded by a flint and brick wall, and a private gated driveway to the side of the terrace providing parking for a couple of cars. However, the outstanding feature of the property is the surprisingly large and captivating garden set well to the rear and accessed via a shared path running alongside attractive neighbouring gardens. This beautiful feature garden area, measuring about a third of an acre, is mainly laid to lawn and is divided into 2 or 3 sections with an abundance of well-established shrubbery and trees, greenhouse, vegetable patches, and a timber summerhouse, and would also make an ideal spot for a studio and/or workshop (subject to the usual planning consents). In short, a potential paradise for a garden enthusiast.



2



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1



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EPC

35



618
sq. ft.



Best known for its lovely landmark mid-19th century windmill on top of Halnaker Hill, but also the home of the successful Tinwood Vineyard and the Anglesey Arms pub, the attractive and popular rural hamlet of Halnaker is situated on the southern fringe of the South Downs National Park only about 3 miles to the northeast of Chichester. There is a bus service from the village to Chichester city and there is a local shop in the neighbouring village of Boxgrove. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Chichester also has a mainline train station with regular services to London Victoria, and along the coast to Portsmouth and Brighton. The very nearby Goodwood Estate is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.



Services: All main, except gas.

Local Authority: Chichester District Council

Council Tax: Band C

Energy Rating: Band F

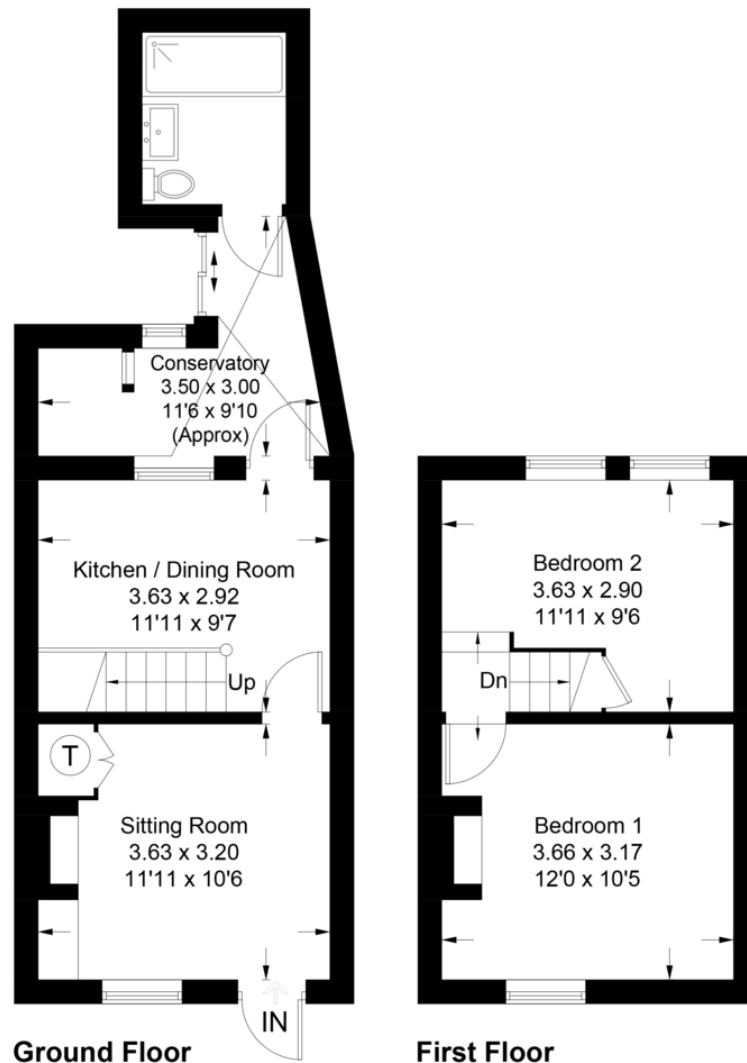
FLOORPLAN

2 Adelaide Cottages, Halnaker, PO18 0NG

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



Produced for Stride & Sons Estate Agent.



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. (ID914495)

DIRECTIONS

From Chichester follow signposts to Petworth on the A285 Stane Street, passing through Maudlin. On entering Halnaker village continue past the Anglesey Arms and No 2 Adelaide Cottages will be found a short distance along on the left hand side of the road.

CONTACT

Southdown House, St Johns Street, Chichester, West Sussex, PO19 1XQ

E properties@strideandson.co.uk

T 01243 782626

www.strideandson.co.uk

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