



New Mill Cottage, Sidlesham

A well-proportioned semi-detached house in a popular location.



- ▶ Semi-detached house
- ▶ Two receptions
- ▶ Cloakroom
- ▶ South/west facing garden
- ▶ Close to Sidlesham Quay
- ▶ Three double bedrooms
- ▶ Kitchen
- ▶ Spacious bathroom with shower
- ▶ Garage and driveway

Situated in a popular Conservation Area and within close proximity to Sidlesham Quay and Pagham Nature Reserve, lies this semi-detached house.

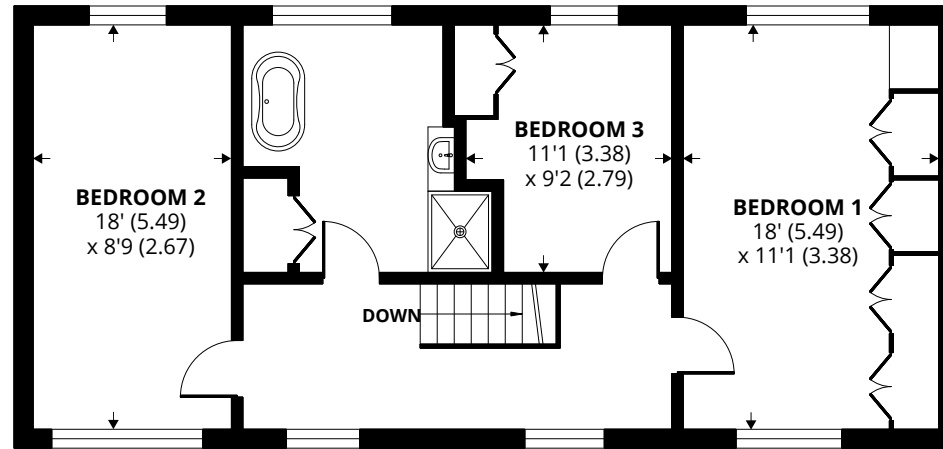
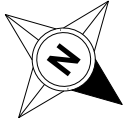
The property offers well-proportioned accommodation which includes a dual aspect sitting room with attractive fireplace and log burner with a wide archway leading to the dining area. A kitchen and cloakroom can also be found on the ground floor. There are three double bedrooms on the first floor with two enjoying a dual aspect, and a spacious bathroom with attractive roll top bath and a separate shower cubicle.

An internal viewing is thoroughly recommended to appreciate the presentation and proportions of this house.

Outside, to the front of the property is a driveway which leads to a garage. The rear enjoys a south/westerly rear garden which tapers to the rear. A double skin timber shed/workshop can also be found in the garden.

Chichester District Council - 23/24 Tax Band E £2,604.54





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1248 sq ft / 115.9 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1411 sq ft / 131 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located in a sought after semi-rural location approximately five miles to the south of Chichester and within easy reach of Chichester Marina and the popular beaches of East and West Wittering. Sidlesham offers every day amenities including a local pub, petrol station and primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed south on the B2145 Selsey Road. Pass through the village of Hunston and on to Sidlesham. On entering Sidlesham, pass the Sidlesham Memorial Recreation Ground on your right and then after a quarter of a mile turn left into Mill Lane where the property will be on the right.

<https://what3words.com/enclosing.curbed.junction>

