



2 Cottage By The Mill, West Ashling

A rare project opportunity in the glorious South Downs National Park

 2  2  1  N/A

- ▶ **Character cottage**
- ▶ **Extensive improvement required**
- ▶ **Much sought after village location**
- ▶ **No onward chain**
- ▶ **Grade II listed**
- ▶ **Private 1/3rd acre woodland**
- ▶ **Driveway and two garages**

With a direct view over the mill pond in the delightful Downland village of West Ashling, this semi-detached period cottage has its own woodland extending to just over a third of an acre.

The charming project is Grade II listed and offers a fabulous opportunity to purchase a character home in a much sought after location on the southern periphery of the South Downs National Park about five miles east of the cathedral city of Chichester.

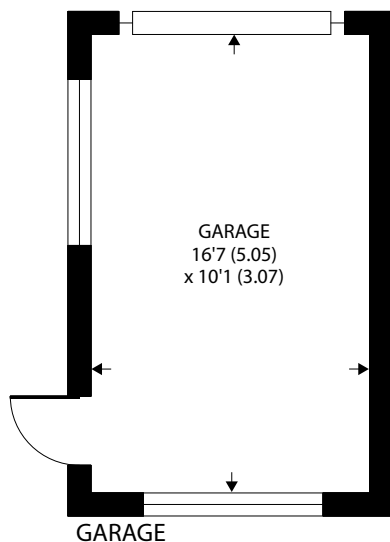
The accommodation includes a sitting room overlooking the mill pond, kitchen, two bedrooms and a bathroom.

Outside, the woodland extends to the side and rear of the property and has a stream flowing through the middle feeding into the mill pond opposite. There is vehicular access off Watery Lane behind the property to a gravel driveway and two garages.

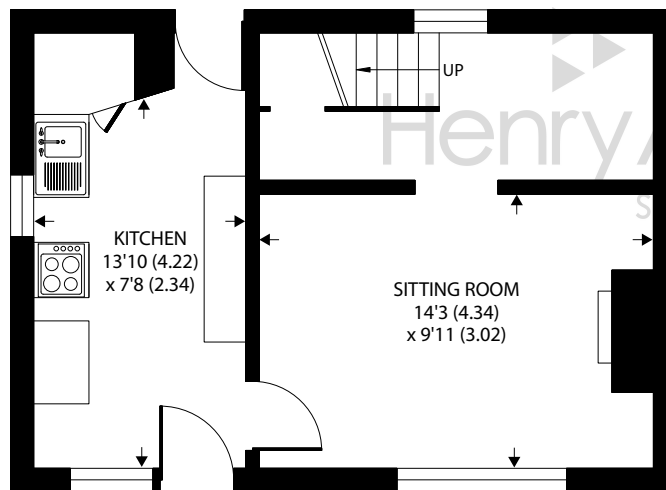
No onward chain.

Chichester District Council - 23/24 Tax Band C £1,855.20

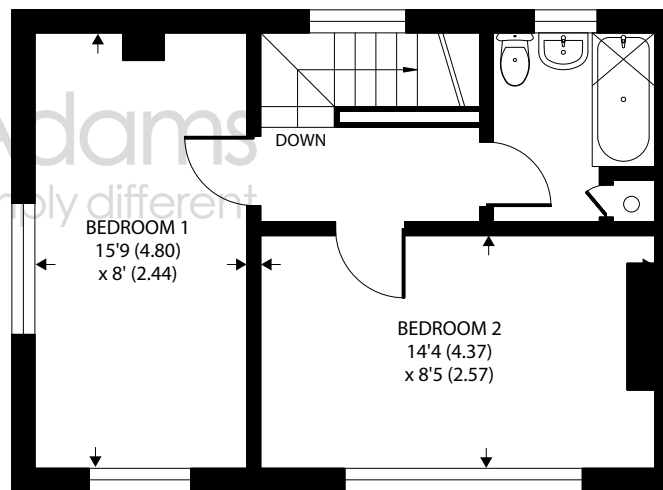




GARAGE



GROUND FLOOR



FIRST FLOOR

Approximate Area = 706 sq ft / 65.5 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 873 sq ft / 81 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

West Ashling is located about five miles north west of Chichester and has a local village pub, primary school and a picturesque mill pond. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around Chichester Harbour. Local amenities can be found in nearby Funtington and Bosham. 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 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.

Directions

Proceed out of Chichester on the B2178 (Funtington Road). After passing through East Ashling take the turning on the left into Southbrook Road signposted to West Ashling. On entering West Ashling, turn right into Down Street which leads into Mill Road and the property is adjacent to the Mill Pond.

<https://what3words.com/puncture.overcomes.piano>

