





Pond Cottage, Lidsey Road

A charming detached house believed to date back circa 1700's.



- ▶ **Character Extended Family Home**
- ▶ **Conservatory**
- ▶ **Utility Area and Cloakroom with WC**
- ▶ **En-Suite Bathroom with Separate Double Shower**
- ▶ **Family Bathroom**
- ▶ **Sitting Room with Feature Fireplace**
- ▶ **Country Style Kitchen opening to the Dining Room**
- ▶ **Four Bedrooms**
- ▶ **Balcony**
- ▶ **Indoor Swimming Pool**

Welcome to this charming and character-filled four bedroom detached house that is sure to steal your heart. This extended family home is the epitome of comfort and style, offering a delightful retreat.

Step inside and be greeted by a cosy sitting room, complete with a feature fireplace that will provide warmth and ambience during those crisp winter evenings. Adjacent to the sitting room, you'll find a sunlit conservatory that provides access to the rear garden, perfect for enjoying your morning coffee.

Need a space to work from home or pursue your hobbies? No problem. This property boasts a convenient ground floor office area.

Prepare to be impressed by the country style kitchen that effortlessly blends modern convenience with rustic charm. Open to the dining room, this space provides the perfect backdrop for memorable family meals and entertaining guests. Adjacent to the kitchen, you'll find a utility area and cloakroom with a WC.

Make your way upstairs to discover four generously sized bedrooms, each offering a peaceful haven for restful nights. The principal bedroom is a true standout, featuring an en-suite bathroom with a separate double shower for added luxury.

Council Tax Band: F









Approximate Area = 2103 sq ft / 195.3 sq m (includes garage)

Outbuildings = 507 sq ft / 47.1 sq m

Total = 2610 sq ft / 242.4 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.

There is a balcony that overlooks the rear garden and pond, providing a tranquil spot to unwind and soak up the beautiful surroundings from bedroom three. The family bathroom has a separate walk-in shower that promises a blissful start to your day.

This property boasts a driveway that provides ample parking space, as well as a garage with an electric roller door for added convenience. And for those who love the idea of having their own private oasis, an indoor swimming pool awaits. Whether you're enjoying a cosy night by the fireplace, taking a dip in the pool, or immersing yourself in the serenity of the beautifully landscaped rear garden, this property has it all.

Location

The property is situated in the rural village of Lidsey. The local shops are only a short distance away, as is Bognor Regis railway station. 23/01/24

What3Words: gives.effort.seat



