



51 Binderton, Nr Chichester, PO18 0JS

Guide Price £350,000

 **Henry Adams**  
estate agents



# 51 Binderton

A charming period property enjoying a rural setting.

- Charming period cottage
- Sitting room
- Modern kitchen/diner
- Cloakroom
- Modern bathroom/WC
- Driveway
- Delightful views

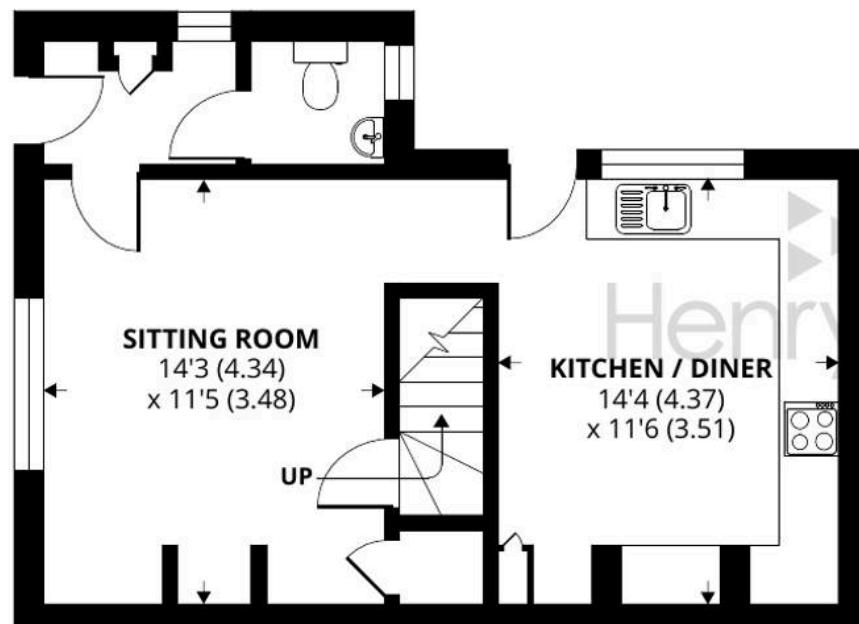
Situated within the rural position with lovely views over the West Dean Estate, set within the South Downs National Park, is this charming flint and brick period cottage.

The property benefits from two double bedrooms, a modern bathroom/WC, modern kitchen/diner, sitting room and cloakroom.

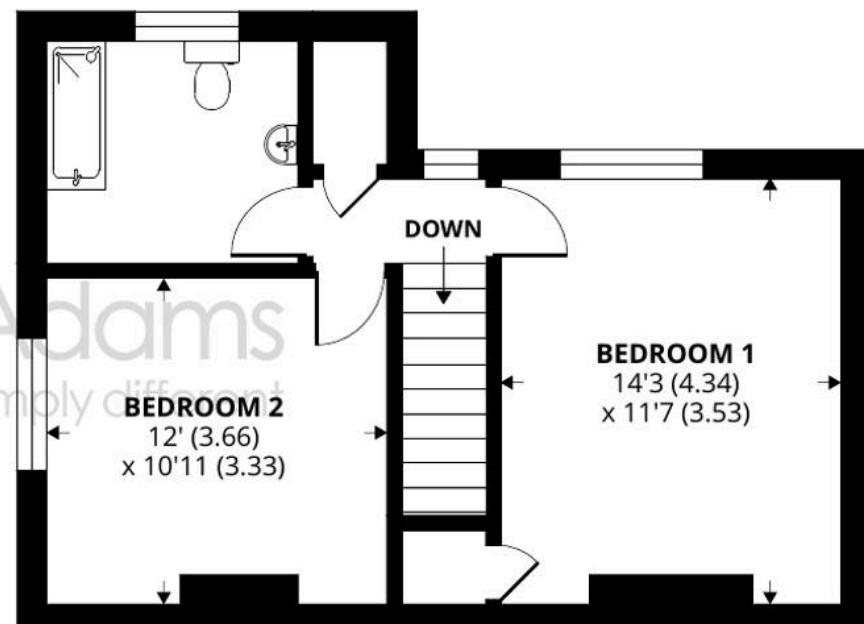
To the front of the property is a gravelled driveway providing off-road parking and adjacent is an enclosed front garden.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 876 sq ft / 81.4 sq m

For identification only - Not to scale



**Location** - The property is set in a rural location to the north of Lavant. Nearby 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. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. 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 north on the A286 Midhurst Road. Proceed through the village of Lavant and after leaving the village pass the turning on the left signposted to South Harting & Petersfield (B2141). After 0.67 of a mile turn right on to an unmade track and the property is on the left.  
what3words - routine.thickened.residual

Chichester District Council - 25/26 Tax Band D £2,358.27 EPC-E

**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.

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