



## 50 Binderton

A period detached cottage with small copse.

 2       2       1       N/A

- ▶ Flint and brick detached cottage
- ▶ Small copse
- ▶ Kitchen/dining room
- ▶ Two bedrooms
- ▶ Useful outbuilding
- ▶ Grade II listed
- ▶ Sitting room
- ▶ Utility room/cloakroom
- ▶ Bathroom/WC
- ▶ 1/3 acre plot

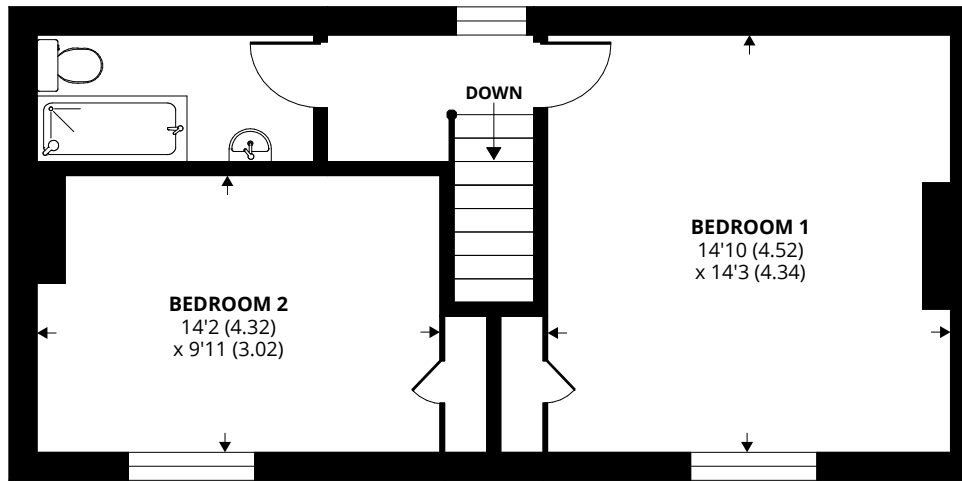
Forming part of the West Dean Estate within the South Downs National Park, lies this attractive flint and brick detached cottage. This period property is Grade II listed and offers a fabulous opportunity to purchase a character home in a small hamlet.

The accommodation consists of a sitting room with attractive log burner, a kitchen/dining room with utility/cloakroom leading off. On the first floor, two double bedrooms can be found along with a bathroom/WC.

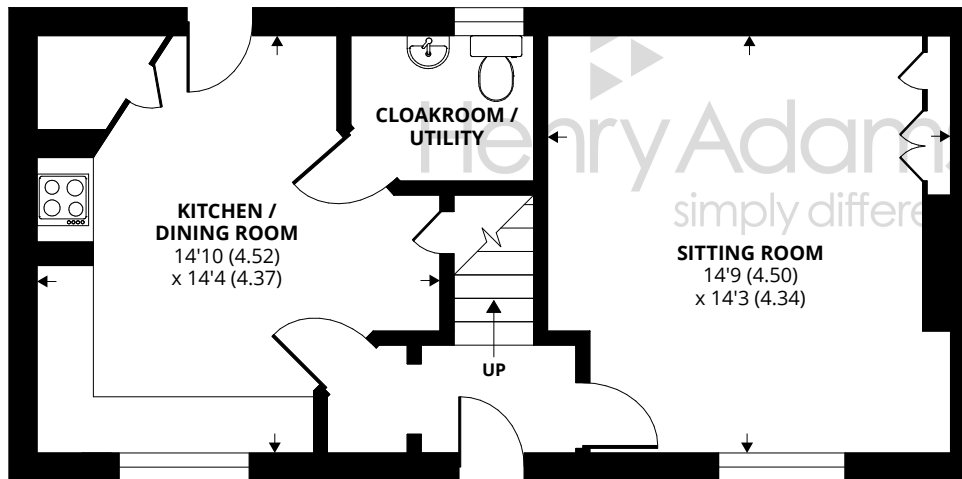
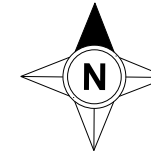
The property stands in a plot measuring approximately 1/3 acre with a small lawned garden to the front and a copse to the rear. A useful flint and brick outbuilding can also be found adjoining the property. There is also potential to create off street parking to the rear.

Chichester District Council - 23/24 Tax Band D £2,118.05

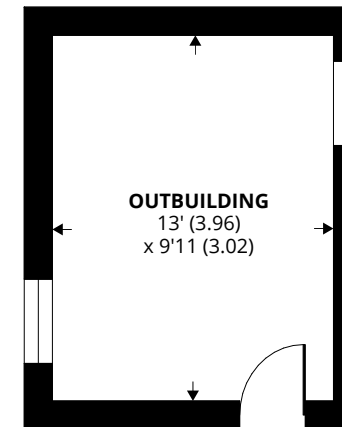




FIRST FLOOR



GROUND FLOOR



Approximate Area = 964 sq ft / 89.6 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1094 sq ft / 101.6 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

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 0.6 of a mile the property is on the left.

[what3words.com/pits.plugs.typist](https://what3words.com/pits.plugs.typist)

