









## The Old Post House, Sidlesham

Spacious detached home with garaging, outbuildings and countryside views



- ▶ Spacious 2,825 character property
- ▶ Sitting room with Inglenook fireplace
- ▶ Snug with log burner
- ▶ South facing garden
- ▶ Triple garaging
- ▶ Uninterrupted countryside view
- ▶ Large family room
- ▶ Principal bedroom with en-suite, dressing room & balcony
- ▶ Ample parking
- ▶ Two useful outbuildings

This character filled three bedroom detached house offers a unique opportunity to acquire a charming residence that seamlessly combines modern amenities with traditional charm. Beyond the attractive exterior, this property boasts a wealth of features that are sure to capture the imagination of those seeking a home that stands apart from the ordinary. The Old Post House was originally the village post office and adjoining living quarters. Eco-conscious buyers will appreciate the inclusion of solar panels proving a useful supplement to the utility bills.

The spacious and inviting accommodation includes a generously proportioned sitting room adorned with a striking inglenook fireplace, creating a cosy atmosphere for relaxation and entertaining. The heart of this home lies in its large kitchen/diner, a versatile space that offers the perfect backdrop for culinary adventures and lively gatherings with friends and family.

The accommodation extends further to include a large family room and a snug complete with a log burner, providing a retreat for those quieter moments. The principal bedroom has an en-suite bathroom, dressing room/walk in wardrobe and French doors opening to a large balcony. Two additional double bedrooms complete the sleeping quarters, ensuring ample space for family or guests.

Chichester District Council - 24/25 Tax Band E £2,730.50

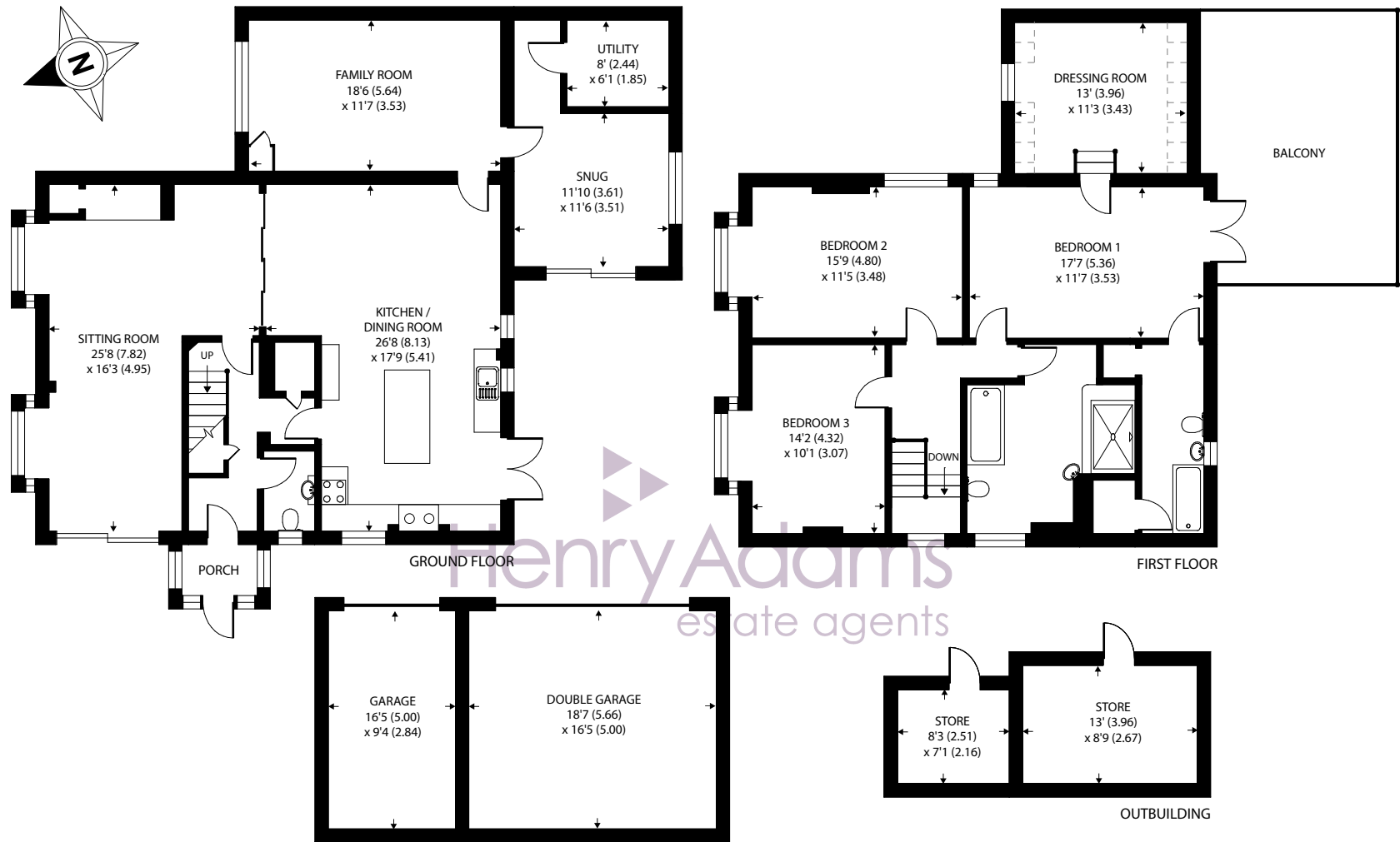












Approximate Area = 2900 sq ft / 269.4 sq m (includes garages)

Limited Use Area(s) = 30 sq ft / 2.8 sq m

Outbuilding = 156 sq ft / 14.5 sq m

Total = 3086 sq ft / 286.7 sq m

For identification only - Not to scale



Denotes restricted head height

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.



## Outside

The large south facing garden is perfect for children and adults alike with plenty of space for outdoor games and a patio accessed from the kitchen. There are well stocked raised beds around the boundary. The property is enhanced by ample off road parking and triple garaging and two outbuildings that offer additional storage options.

## Location

Situated some five miles south of Chichester, Sidlesham is located within the Conservation Area of Sidlesham Quay and Mill Hamlet. Nearby are the upper reaches of Pagham Harbour and its nature reserve along with the popular Crab & Lobster public house/restaurant. Sidlesham Primary school, rated good at its last Ofsted and a great playground with an outdoor gym are both close by. A bus link every fifteen minutes to Chichester and Selsey. 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. There are superb 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 south on the B2145 Selsey Road. Pass through the village of Hunston and on towards Sidlesham. On reaching Sidlesham, turn right into Lockgate Road and the property will be found immediately on the left.

[what3words.com/forest.first.caressed](https://what3words.com/forest.first.caressed)





