



Cot Lane, Chidham, Chichester, West Sussex, PO18 8SP

- An Impressive Three Bedroom Detached Family Home
- Separate Kitchen Breakfast Room
- Superb Lounge/Diner
- Prime Chidham Location

GUIDE PRICE OF £625,000 - £650,000

- Driveway & Two Garages
- Enclosed Wrap Around Garden
- Excellent Local Schools Nearby
- Easy Access To A27 & Nutbourne Station



Nestled within an area of outstanding natural beauty, Cot Lane, Chidham, this magnificent, detached bungalow epitomises serene countryside living with modern luxuries. The property is enveloped by a stunning wrap-around garden, which includes an enclosed gated entrance offering complete privacy and an idyllic retreat that is not overlooked from any angle. Boasting three perfectly appointed bedrooms, the residence provides ample space for family and guests.

The principal bedroom is a true sanctuary with space for a super king bed along with a spacious walk-in wardrobe and a contemporary en-suite shower room, ensuring comfort and style.

The heart of the home lies in the separate, modern fitted kitchen, complete with built-in white goods, making culinary endeavours a breeze. Adjacent to the kitchen, the utility room provides additional convenience, seamlessly connecting to the integral garage. Off the entrance hallway leads to a separate lounge, where the warmth of a wood burner creates a cosy atmosphere. Natural light pours in through the array of windows, creating a bright and welcoming atmosphere all year round. This elegant lounge flows into a dining area, creating a large space for entertaining. A splendid archway invites you into the conservatory, a delightful space to relax in with a good book or enjoy views of the garden.

Last but in no means least is the beautifully designed modern bathroom, epitomising sleek design and contemporary comfort. The space is stylish with elegant grey tiling that complements the clean lines and minimalist aesthetic. A pristine white suite includes a stylish vanity unit with ample storage, topped with a polished sink and modern fixtures. The bathroom is further enhanced by a curved bathtub with an integrated overhead shower, perfect for both invigorating showers and relaxing baths.

The bungalow further benefits from a second garage, providing extra storage or parking, alongside a driveway accommodating three to four cars, plus a large loft space with potential for conversion (STP). Lastly it's worth mentioning if you turn right outside of the property, within a few steps you will be walking through fields to the shore line.

The location of this property is truly enviable, with easy access to major roads leading to London and Gatwick, ensuring a smooth commute. The nearby train stations enhance connectivity, making travel effortless. Locally the area offers a variety of shops, amenities, and excellent schools, making it an ideal place for families.

This remarkable bungalow in Cot Lane, Chidham, combines the tranquillity of rural living with the convenience of modern amenities, creating a perfect home that promises both comfort and elegance.





Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE/ DINER
19'2" x 14'9" (5.85m x 4.50m)

CONSERVATORY
9'0" x 8'2" (2.75m x 2.50m)

KITCHEN
15'2" x 8'10" (4.62m x 2.70m)

UTILITY

PORCH

GARAGE

BEDROOM THREE
8'10" x 6'11" (2.68m x 2.10m)

BEDROOM TWO
10'04" x 8'3" (3.14m x 2.51m)

BATHROOM

BEDROOM ONE
18'01" x 12'0" (5.50m x 3.66m)

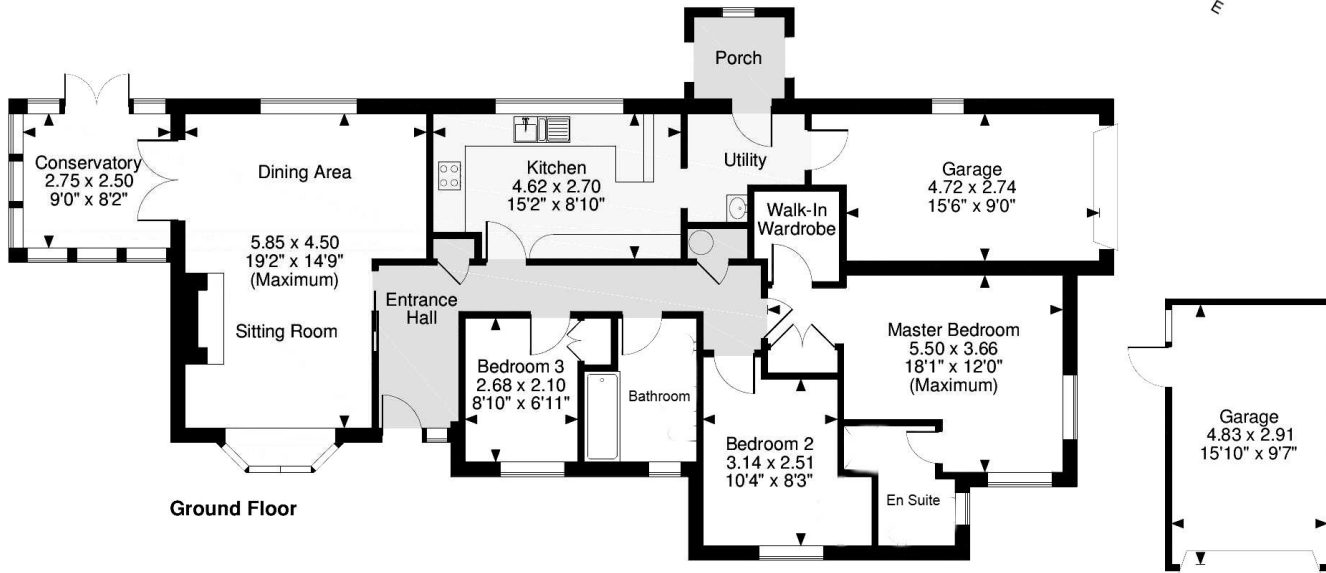
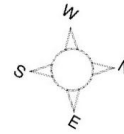
EN SUITE SHOWER ROOM

OUTSIDE

WRAP AROUND GARDEN

DRIVEWAY & SECOND GARAGE

Brambles, Cot Lane, Chidham, Chichester
 Main House internal area 1,158 sq ft (108 sq m)
 Garages internal area 299 sq ft (28 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Picture this...

This is the ideal property to come home to after a long day!
 Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk down to the Nutbourne Channel and really soak up the picturesque views and surroundings the area has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer. This village really is known for its peaceful, relaxing lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House
 Bosham Lane
 Bosham
 PO18 8HS

www.soloestates.co.uk
 01243 624 637
 info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm
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