

Selsey Road, Sidesham



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Southdown House, St. John's Street, Chichester, PO19 1XQ

STRIDE & SON

PRICE GUIDE: £825,000 FREEHOLD

DIRECTIONS:

From Chichester proceed south on the A286 West Wittering road. After approximately one quarter of a mile bear left following signposts to Selsey on B2201. Follow the road for approximately 2 miles and the property will be found on the left hand side of the road approximately 400 yards beyond The Grey Stag public house (formerly the Anchor).

Please Note: Neither the heating system nor the services have been checked by the Agents.

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Approximate Gross Internal Area = 337 sq m / 3627 sq ft (Excluding Eaves)
 Double Garage = 25 sq m / 269 sq ft
 Outbuilding = 35 sq m / 377 sq ft
 Total = 397 sq m / 4273 sq ft



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St. Marys, Selsey Road, Sidlesham, PO20 7QU.

Situated some two and a half miles south of Chichester an extremely attractive **Grade II listed period cottage believed to be of Tudor origins** and now forming a spacious **4 bed roomed family house**. The property which was originally three almshouses for St Mary's Church has been carefully renovated and extended over the years and retains enormous charm with original Inglenook fireplaces, beamed ceilings and generously proportioned reception rooms and bedrooms with two bathrooms (one ensuite). The property is set in a large and beautifully landscaped garden with range of outbuildings including double garage, pool room and workshop.

The accommodation is arranged as follows: Front door to:

- ENTRANCE HALL:** Flagstone floor. Door to:
- DINING HALL:** 17'2 x 13'. Large Inglenook fireplace (blocked off) with oak lintel, copper hood. Polished pine flooring. Exposed ceiling beams. Two radiators. Under stairs store cupboard. Charming internal bay window overlooking:
- REAR HALL:** Radiator. Under stairs store cupboard. Glazed door to rear garden. Door to:
- DRAWING ROOM:** 21'11 x 15'11 max. Inglenook fireplace with oak lintel and copper hood. Recessed bookshelves to either side. Exposed ceiling beams. Two radiators. Large bay window with double glazed doors to terrace and garden. Door to:
- STUDY:** 9'3 x 9'3. Two sets of recessed store cupboards one with display shelves over. Radiator.
- SITTING ROOM:** 24'2 max x 12'10. Inglenook fireplace with oak lintel. Recessed display alcove to one side. South facing bow window with fitted window seat. T.V. aerial and telephone point. Exposed ceiling beams. Two fitted settle seats.
- CLOAKROOM:** Low level W.C. Wash stand with wrought iron supports and floral design.
- KITCHEN/BREAKFAST & FAMILY ROOM:** 33'3 x 18' max. comprising kitchen area with extensive range of fitted base units. Inset twin bowl stainless steel sink. Plumbing for dishwasher. Housing for fridge/freezer. Gas fired Aga. Large larder cupboard. Half glazed door to rear lobby. Stained glass skylights and beamed ceiling. Double glazed bi-fold doors to south facing terrace and garden. Myson convector radiator. Half glazed door to:
- WORKSHOP:** 14' x 8'. Electric light and power. Glow worm gas boiler for domestic hot water and central heating. Workbench.
- REAR LOBBY:** Glazed double doors to rear terrace and garden. Door to:
- UTILITY ROOM:** 15'5 x 8'2. Range of fitted base and wall cupboards. Plumbing for washing machine. Twin stainless steel sinks with mixer taps. Space for fridge/freezer. Door to:
- WINE CELLAR:** 7'2 x 6'3.
Stairs to:
- GALLERIED 1st FLOOR LANDING:** Fitted bookshelves. Double airing cupboard with lagged copper cylinder (immersion).
- BEDROOM 1:** 17'3 x 16'2 max. into large bay window. Double radiator. Double wardrobe. Telephone point.
- WALK-IN DRESSING ROOM:** 10' x 12' max. Extensive clothes hanging space. Double radiator.
- BATHROOM EN-SUITE:** Panelled bath with mixer tap, shower attachment. Separate overhead shower with glazed screen and tiled surround. Low level W.C. Fitted marble wash stand with circular stone sink and cupboards below. Radiator towel rail.
- BEDROOM 2:** 13'4 x 12'7. Extensive open fronted wardrobe. Skirting radiator. Exposed wall beams.
- BEDROOM 3:** 16'8 x 12'8. Large open fireplace with fire hood and timber surround. Walk in wardrobe with vanity unit. Mirror over. Fitted shelving. Double radiator. Exposed wall beams. Large eaves store cupboard.
- BEDROOM 4:** 15'7 x 13'6. Double linen cupboard. Double radiator. Hatch with folding ladder to loft.
- FAMILY BATHROOM:** Panelled bath with mixer tap. Shower attachment. Tiled surround. Low level W.C. Vanity unit. Radiator towel rail.
- SERVICES:** All main.
- EXTERIOR:** To the front of the property is a gravelled drive with five bar gate leading to turning and parking area and to a timber built single carport. To the south of the property is a lawned garden with clipped central holly tree, ornamental fishpond. Double wrought iron gates with steps leading down to the village pond with seating area. The lawn is bounded by herbaceous beds. Brick paved terrace and rustic covered gazebo and door to side passage. Mature vine and outside water tap.
- To the rear is a further large lawned garden with paved terrace. Numerous specimen flowering trees and shrubs and herbaceous borders. Open fronted **SUMMER HOUSE**. **POOL HOUSE 23'10 x 14'10** with heated swimming pool, pump, filter and heat exchanger. Three good sized timber garden sheds. Aluminium framed greenhouse. Chicken run. A second tarmac shared driveway leads to a **DETACHED BRICK AND TILED DOUBLE GARAGE 18' x 15'1** with up and over door. Electric light and power. Ladder to first floor attic store. Courtesy door to garden. Double oak gates lead to a gravelled hardstanding area for additional parking if required. The garden is bounded by brick and stone walling and fencing giving a good degree of privacy.

