



Mill Lane, Sidlesham, West Sussex

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**Tod  
Anstee**

Property Consultants



# Mill Lane, Sidlesham, West Sussex

An attractive and characterful three bedroom terraced cottage situated on a quiet and desirable lane within a short walk of Pagham harbour.

3 bedrooms | double reception room | kitchen | cloakroom | bathroom | home office studio | patio garden



## Distances & Transport:

Sidlesham Primary School: 1 mile | Crab & Lobster Public House: 0.2 miles |  
Church Norton Beach (by road): 3 miles | Chichester: 6 miles







### Description:

The light and airy accommodation is arranged over three floors. The ground floor comprises of an entrance hall, elegant sitting room with bay window and a feature fireplace, a dining room with storage and to the rear of the property an extended kitchen. Just past the kitchen there is a cleverly designed utility space and a cloakroom, with access beyond to an attractive rear garden. On the first floor there are two double bedrooms (one complete with a feature fireplace) and a modern family bathroom. A spacious main bedroom with built in storage and lovely elevated views across adjoining farmland concludes the second floor accommodation.

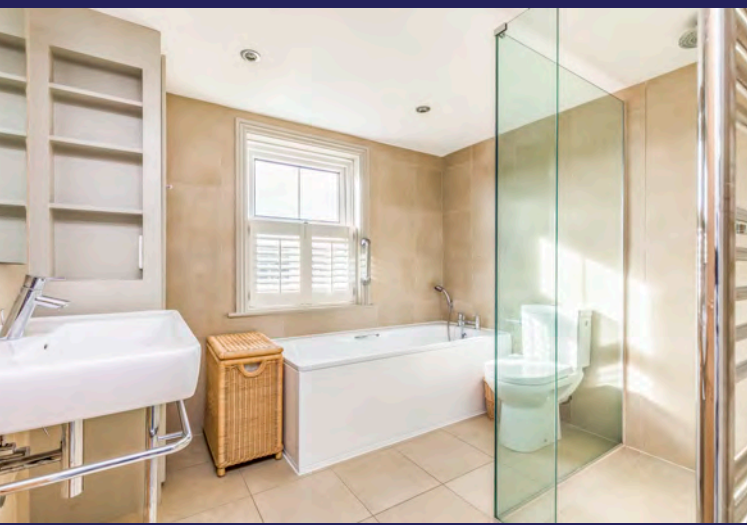
Outside the property to the rear there is an enclosed low maintenance garden which is paved with a side gate for access and a large free standing home office/studio situated to the rear. The home office is complete with bi-folding doors, a heating system and wired for electric making it a flexible and useful addition to the property.



### Situation:

The property is located in an enviable position just yards from the Pagham Harbour Nature Reserve (a Site of Special Scientific Interest (SSSI)) and tranquil Sidlesham Quay, believed to be described by Pevsner as "a miniature Bosham". The quay was once a busy port, loading ships bound for France during the Napoleonic wars, but is now a beautifully tranquil nature reserve, famed for its wide variety of water-birds. Aside from the quay and harbour there are a number of nearby amenities which include a popular primary school, village store, garage, church and two public houses, including the renowned Crab & Lobster.

The cathedral city of Chichester, 6 miles to the north, provides a range of comprehensive shopping, restaurants and bistros. The internationally known Festival Theatre and Pallant House Gallery are just a few examples of further nearby attractions. A bus service runs from the end of the lane to Chichester where there are also excellent railway links with regular services from Chichester to London (Victoria), Gatwick Airport, Brighton, Portsmouth and Southampton.



viewing strictly by  
appointment

## General Information


FREEHOLD  
EPC Rating: D

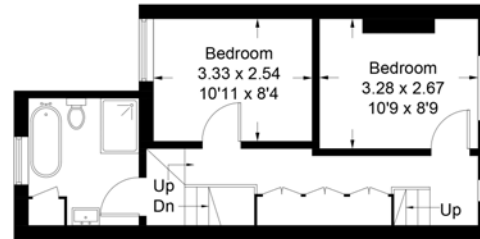
Postcode:  
PO20 7NA  
Services:  
Mains drainage / gas  
Chichester District Council:  
01243785166  
West Sussex County Council:  
01243 777100



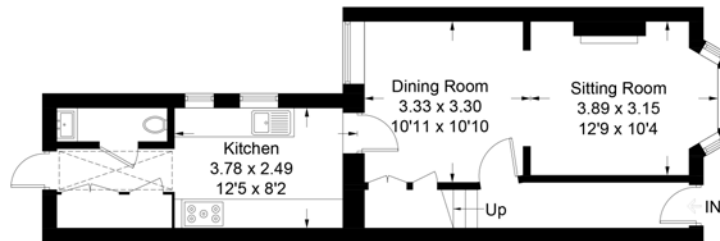
## The Terrace, Mill Lane, Sidlesham, PO20

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft  
Home Office = 12.5 sq m / 134 sq ft  
Total = 111.2 sq m / 1196 sq ft

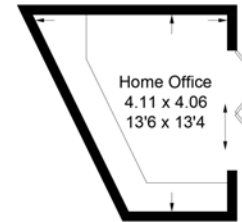
 = Reduced headroom below 1.5m / 5'0"



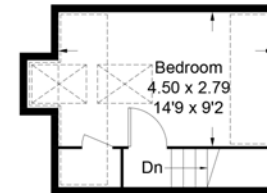
First Floor



Ground Floor

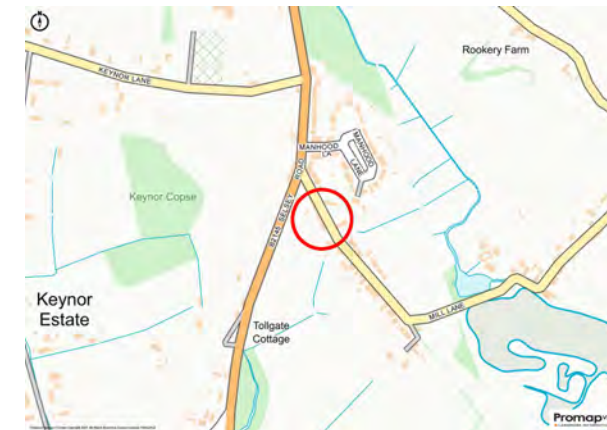


(Not Shown In Actual  
Location / Orientation)



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID341760)



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The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB