



Blakedean, Lyminster Road, Lyminster

Offers in excess of £1,000,000



Blakedean, Lyminster Road

Detached four bedroom Georgian residence with swimming pool.

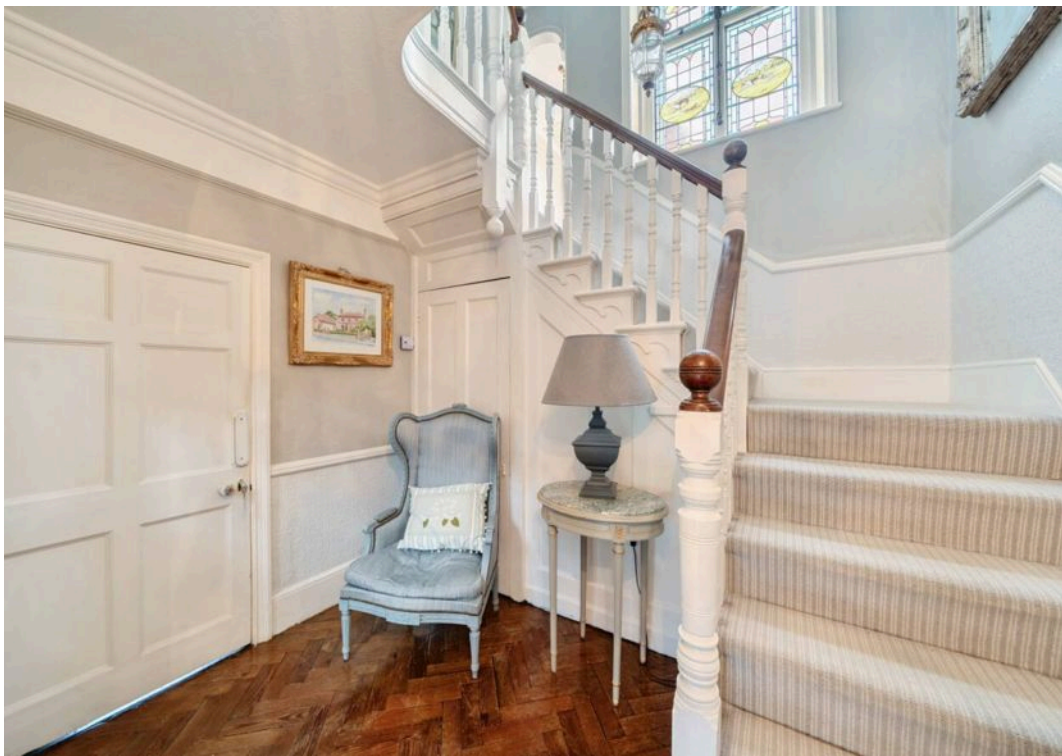
- Detached Georgian Residence
- Immense Charm & Character
- 4,160 Sq Ft in Total
- 5 Bedrooms, 3 Bath/Shower Rooms
- 4 Generous Reception Rooms
- Attached Coach House & Loft Room
- Utility Room & Cellar
- Detached Double Garage & Loft Room
- Ample Off-Road Parking
- Private Gardens & Swimming Pool

Located within the charming hamlet of Lyminster, just a short distance south of historic Arundel, this extraordinary Georgian residence dates from 1788 and exudes immense history and character throughout that is sure to captivate discerning buyers.

Boasting an impressive total of 4,160 sq ft, this handsome property offers ample family accommodation and flexibility. In addition to the main house is the detached double garage with loft room above, as well as the original coach house. This two storey building is attached to the main house and provides an ideal workshop with storage areas and loft room above, ideal for further development and conversion into a self-contained annexe, subject to the usual planning permissions.

Cont









Lyminster Road, Lyminster, Littlehampton

Approximate Area = 3231 sq ft / 300.1 sq m

Garages = 610 sq ft / 56.6 sq m

Outbuildings = 319 sq ft / 29.6 sq m

Total = 4160 sq ft / 386.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1302878

Upon entering the main house itself, one is immediately struck by the grandeur and sophistication that permeates throughout. This property provides an ambience of timeless beauty and refinement. In brief the accommodation features five spacious bedrooms and three bath/shower rooms on the first floor, providing ample accommodation for family and guests alike. The ground floor comprises separate sitting and dining rooms, a playroom/study and at the rear of the property, and overlooking the rear garden, an impressive family room with wood burner and doors onto the patio. This room is semi open plan to the kitchen which is complemented by the separate utility room and cellar which offer practical convenience.

Step outside into the delightful walled gardens which offer a high degree of privacy and a desirable southerly aspect. The garden has areas of patio and lawn, mature hedges, a swimming pool and infrared sauna which is available by separate negotiation.

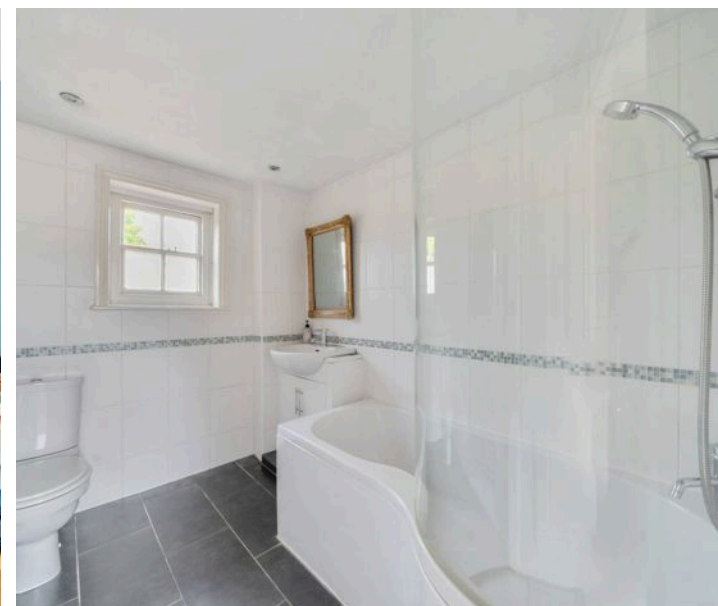
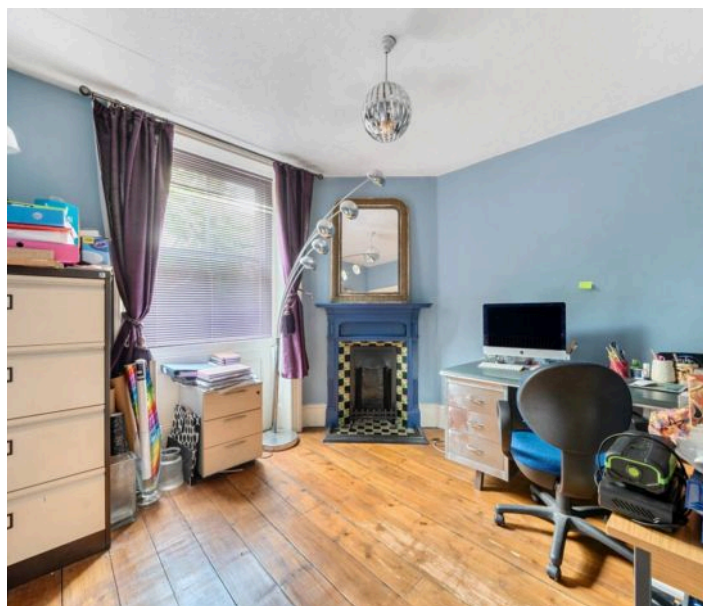
Located just 2 miles south-east of the historic town of Arundel, the property is perfectly located for easy transport links including the A27 and mainline rail link to Victoria. The coastline is less than 3 miles to the south with Littlehampton offering a pleasant promenade and a range of shops and services. Chichester and Goodwood are some 20 miles to the west with Brighton 22 miles to the east.

What3Words [///areas.open.lift](https://www.what3words.com/areas/open.lift)

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E





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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.