



49 Manhood Lane, Sidlesham

Guide Price £350,000 Freehold

 **Henry Adams**
estate agents

49 Manhood Lane

Sidlesham, Chichester

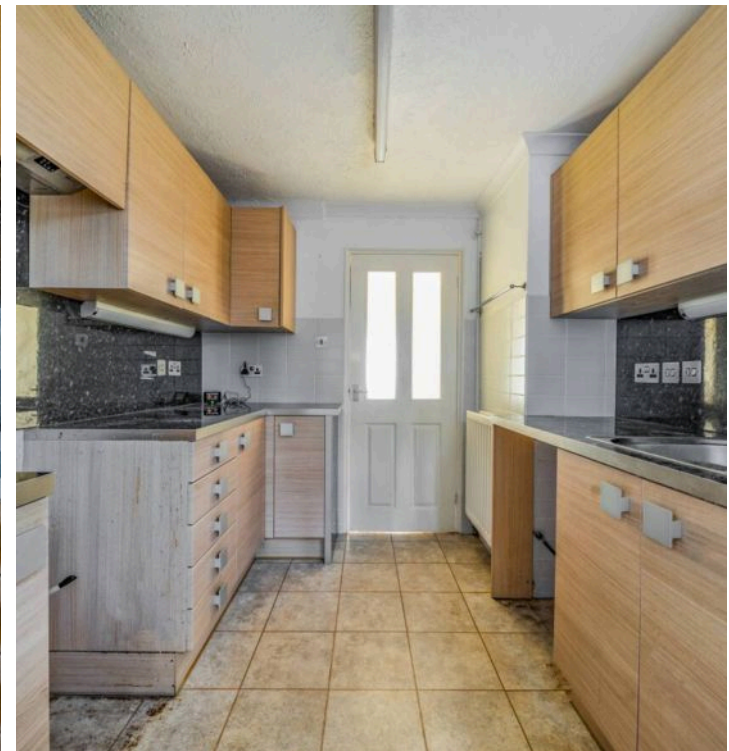
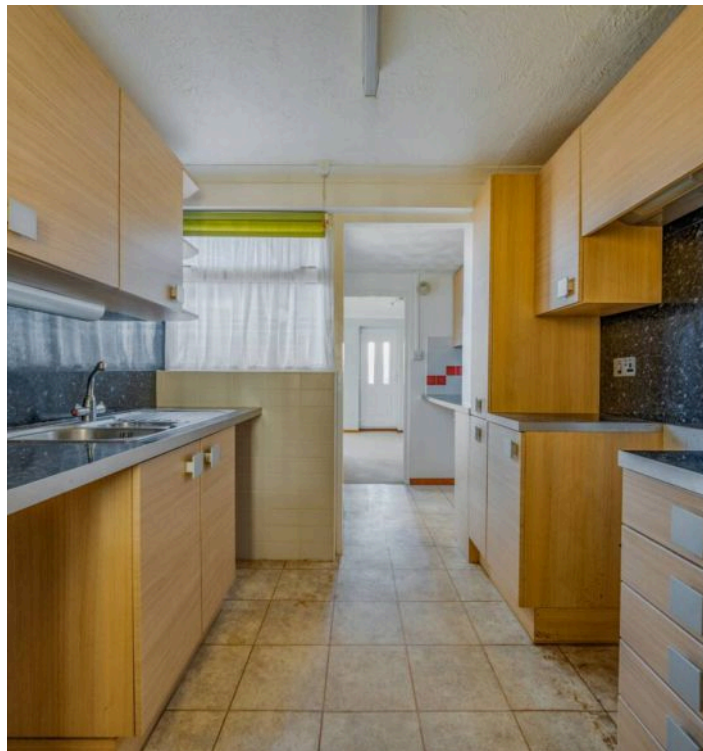
We are delighted to present this charming end-terraced house, located in the sought-after Sidlesham area, offering peaceful surroundings and a well-connected locale. This property boasts a comfortable layout spread across two floors, comprising two double bedrooms, both equipped with convenient built-in wardrobes/cupboards, ensuring ample storage space and a clutter-free living environment.

The two reception rooms, provide versatile spaces that can be adapted to suit individual preferences and lifestyle needs. The kitchen is appointed with modern amenities and features an additional utility area, ensuring convenience and functionality for daily living.

One of the standout features of this property is the presence of off-road parking and a detached garage (at the rear of the property), offering secure storage solutions and hassle-free parking arrangements for residents. The rear garden, extending to approximately 80ft, and split into differing areas, provides a tranquil outdoor setting, perfect for al-fresco dining, entertaining guests, or simply unwinding in the midst of nature.

One of the unique selling points of this property is its desirable location, backing onto open farmland, providing unobstructed views and a sense of openness. This property also benefits from being offered with no onward chain, making it an attractive proposition for those looking to make a swift and uncomplicated move. Council Tax band: C, EPC Rating: D

- End terraced house
- Two double bedrooms, both with built in wardrobes
- 2 Reception rooms





Approximate Area = 857 sq ft / 79.6 sq m

Garage = 196 sq ft / 18.2 sq m

WC = 14 sq ft / 1.3 sq m

Total = 1067 sq ft / 99.1 sq m

For identification only - Not to scale





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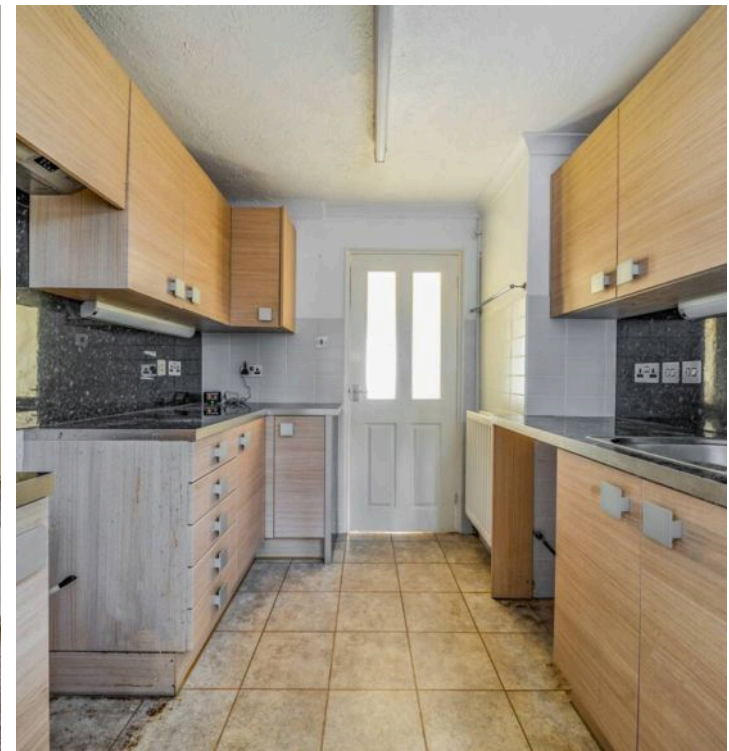
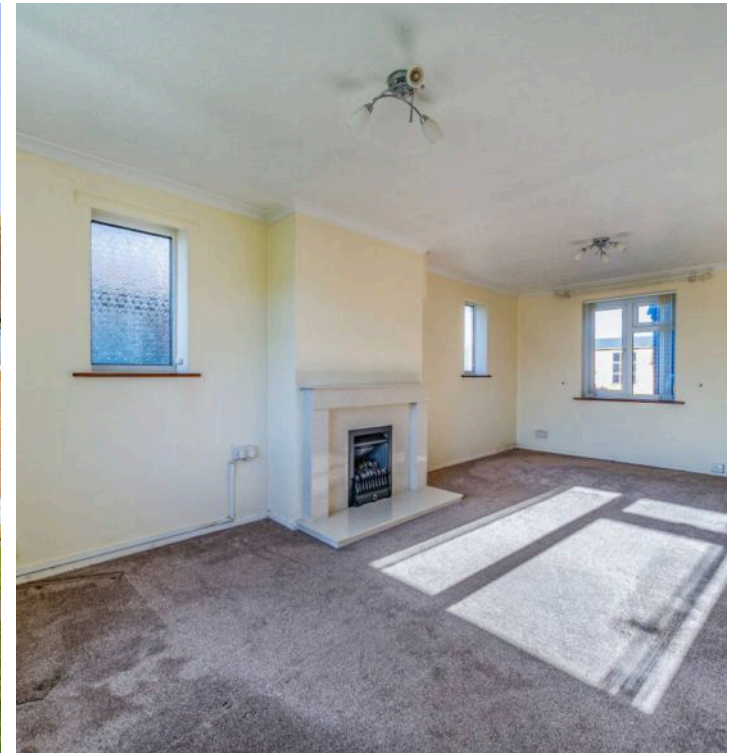
End-terraced house in sought-after Sidlesham area, 2 double bedrooms, modern kitchen, off-road parking, detached garage, 80ft garden. Backing onto farmland & no onward chain. EPC-tbc, Council tax-C
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- End terraced house
- Two double bedrooms, both with built in wardrobes
- 2 Reception rooms
- Kitchen with additional utility area
- Off road parking and detached garage
- 80ft (approx.) rear garden
- Backing onto open farmland





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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.