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Local Expertise Global Coverage

**Address**

Blakedene, Lyminster  
Road, Lyminster,  
West Sussex  
BN17 7QF

**Tenure**

Freehold  
No forward chain

**Guide Price**

£1,200,000

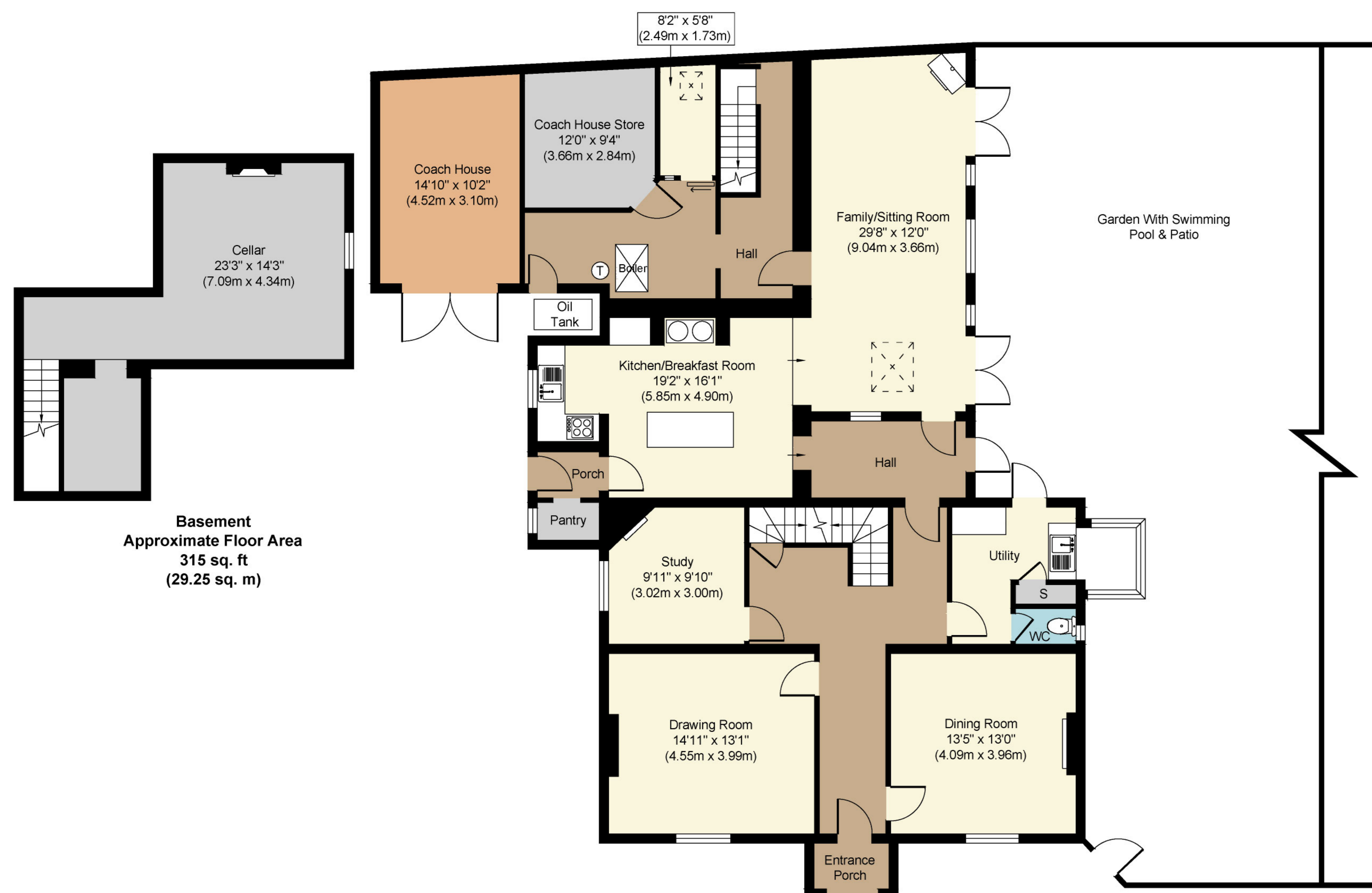
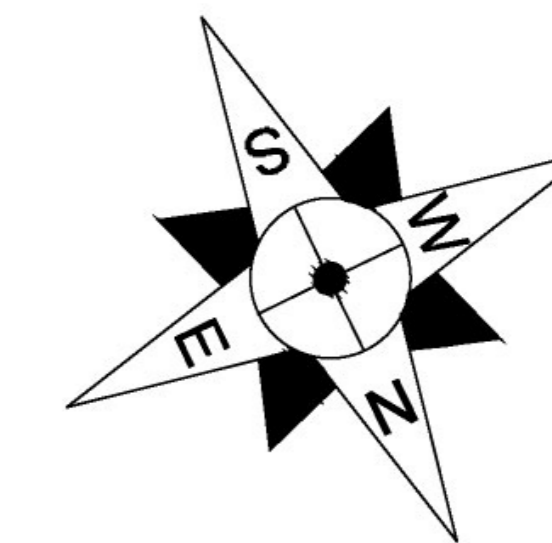




- Splendid Georgian Detached Home with Coach House and Detached Garage
- Gated Driveway Entrance, and ample parking
- Five Double Bedrooms & Three Bathrooms
- Spacious Kitchen Diner and Family Room with Patio Doors overlooking the garden

- Drawing Room with open fireplace and Formal Dining Room
- Private South Facing Walled Garden on a mainly level plot with Patio outbuildings and Swimming Pool
- Super Potential with Planning Permission for Annex Conversion
- MUST SEE OPPORTUNITY, and with No Forward Chain



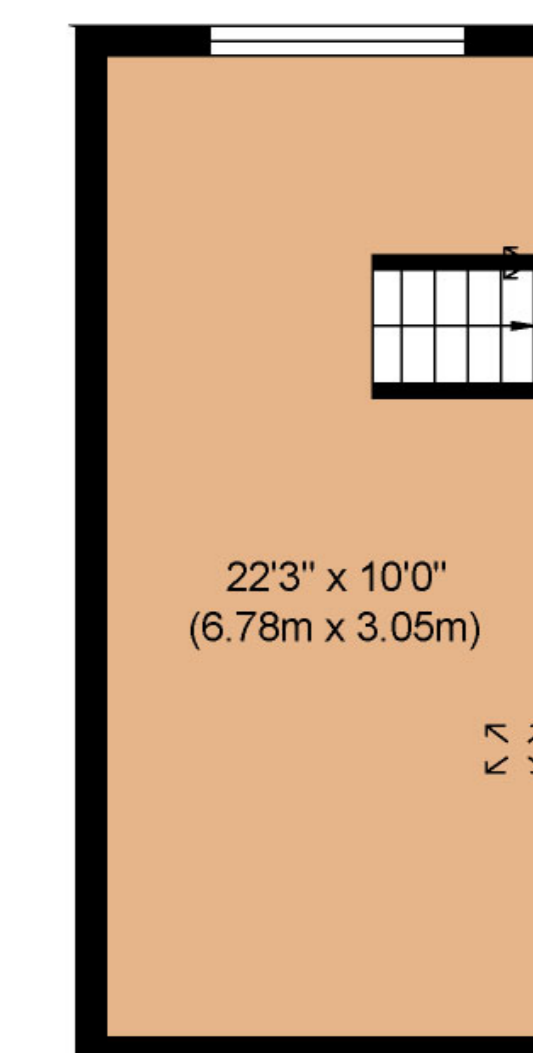


**Basement**  
Approximate Floor Area  
315 sq. ft  
(29.25 sq. m)

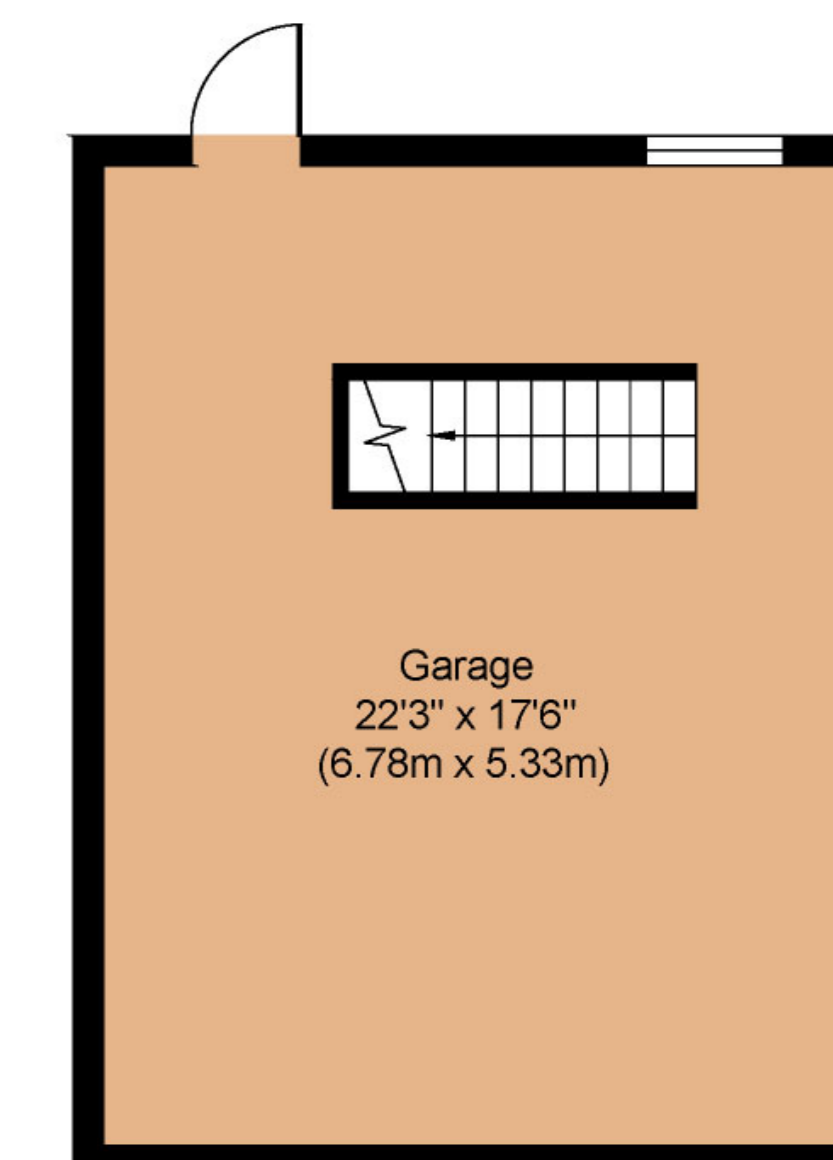
**Ground Floor**  
Approximate Floor Area  
2,006 sq. ft  
(186.36 sq. m)



**First Floor**  
Approximate Floor Area  
1,464 sq. ft  
(135.97 sq. m)



**Garage First Floor**  
Approximate Floor Area  
234 sq. ft  
(21.70 sq. m)



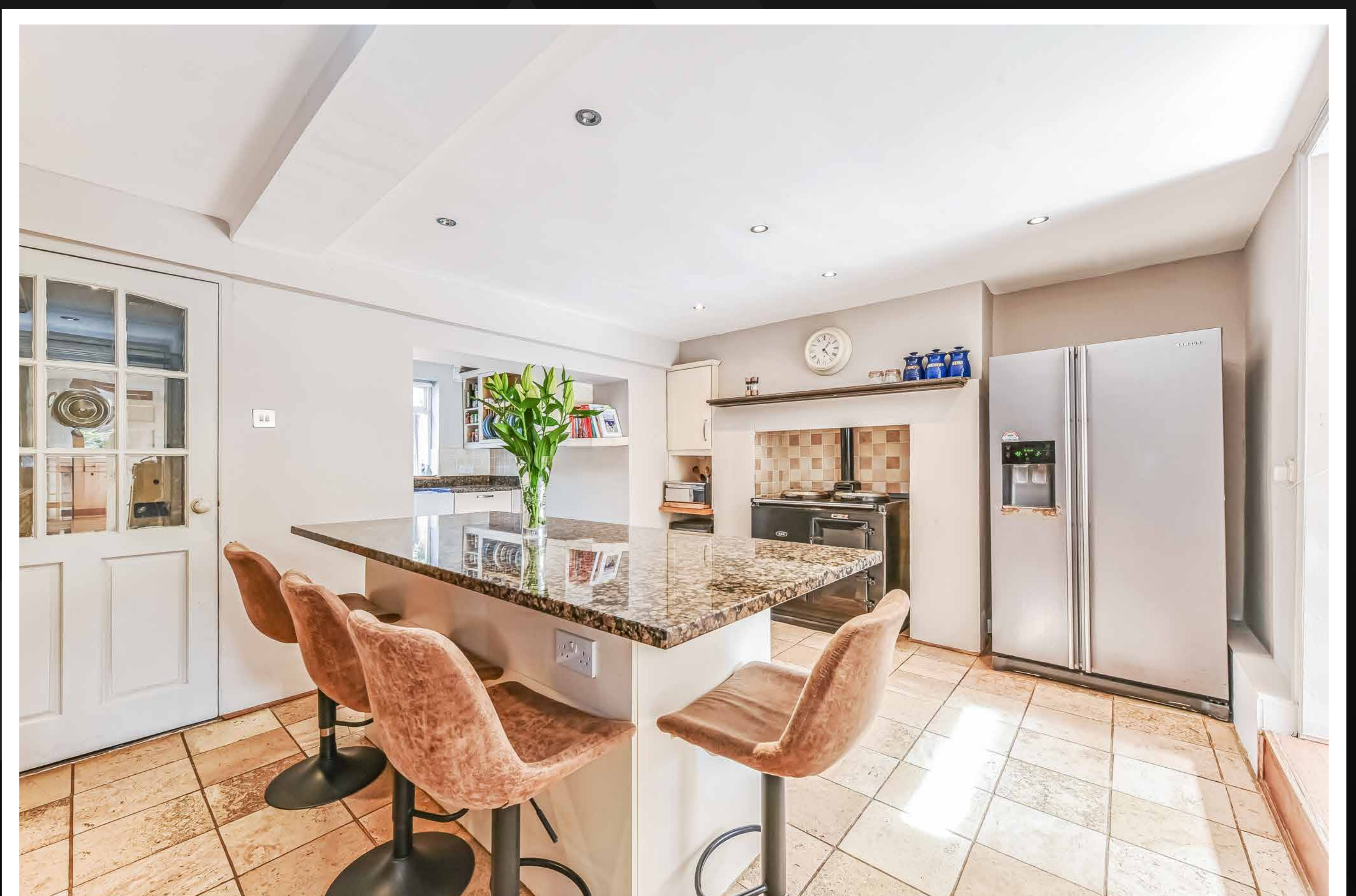
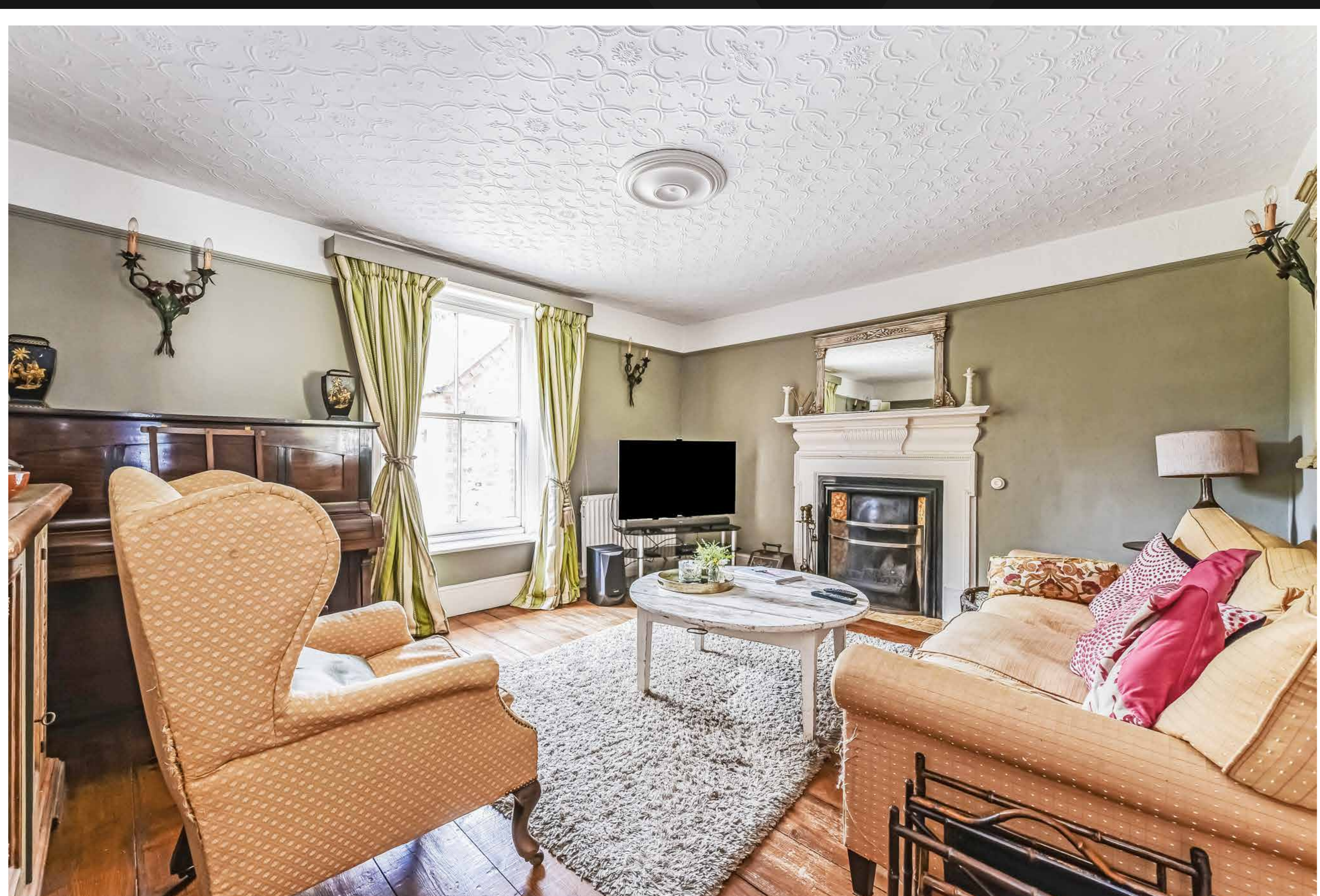
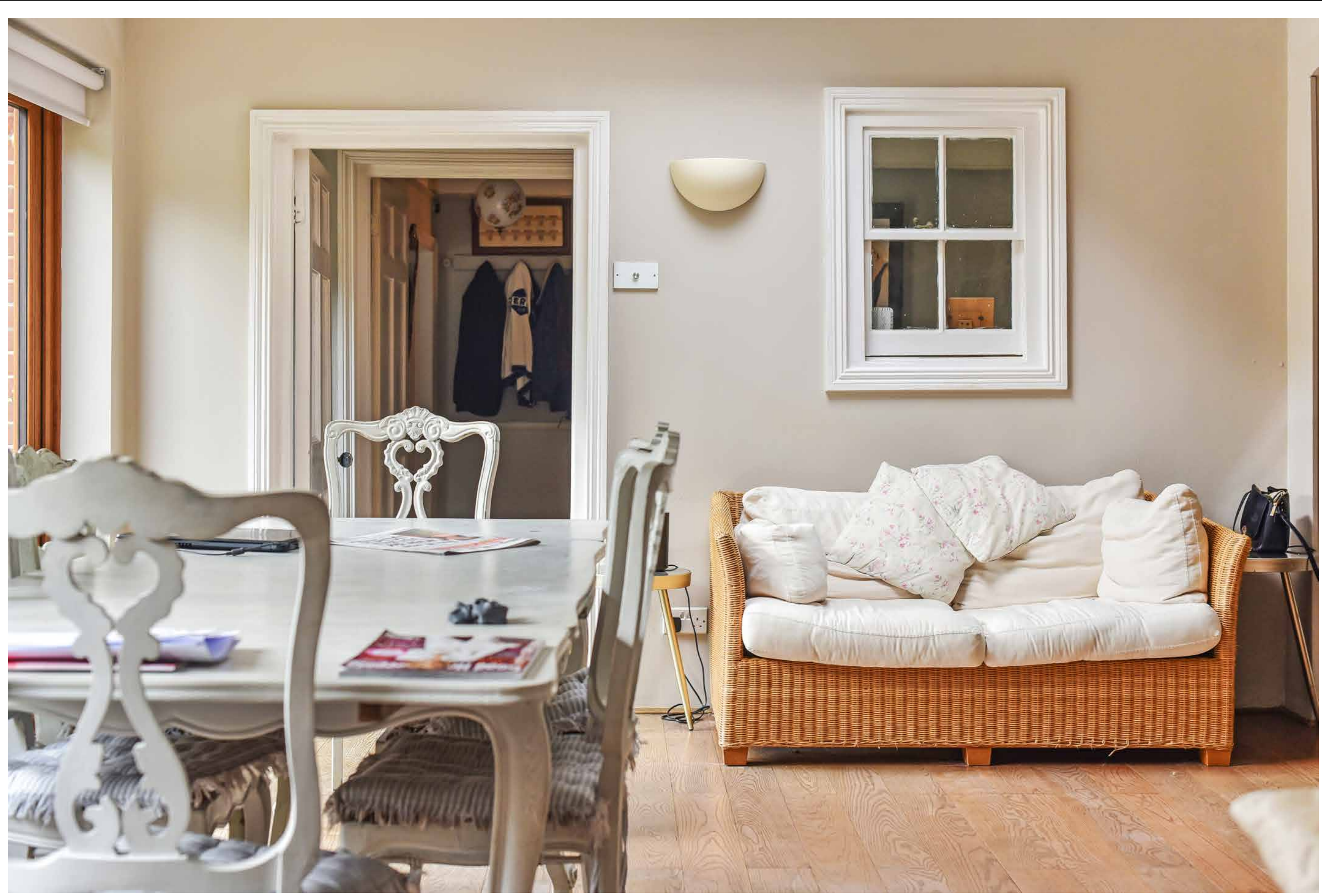
**Garage Ground Floor**  
Approximate Floor Area  
389 sq. ft  
(36.17 sq. m)

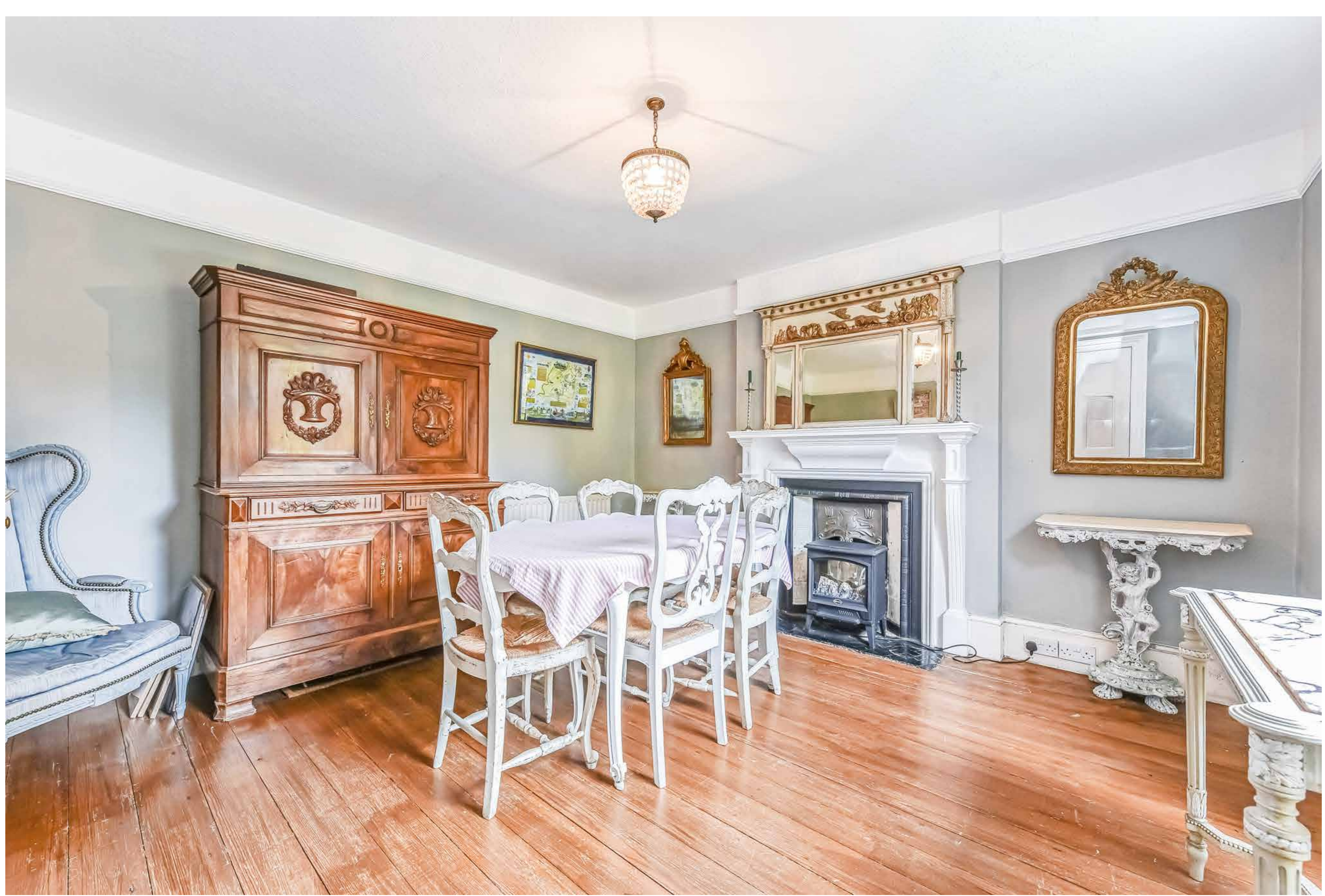
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

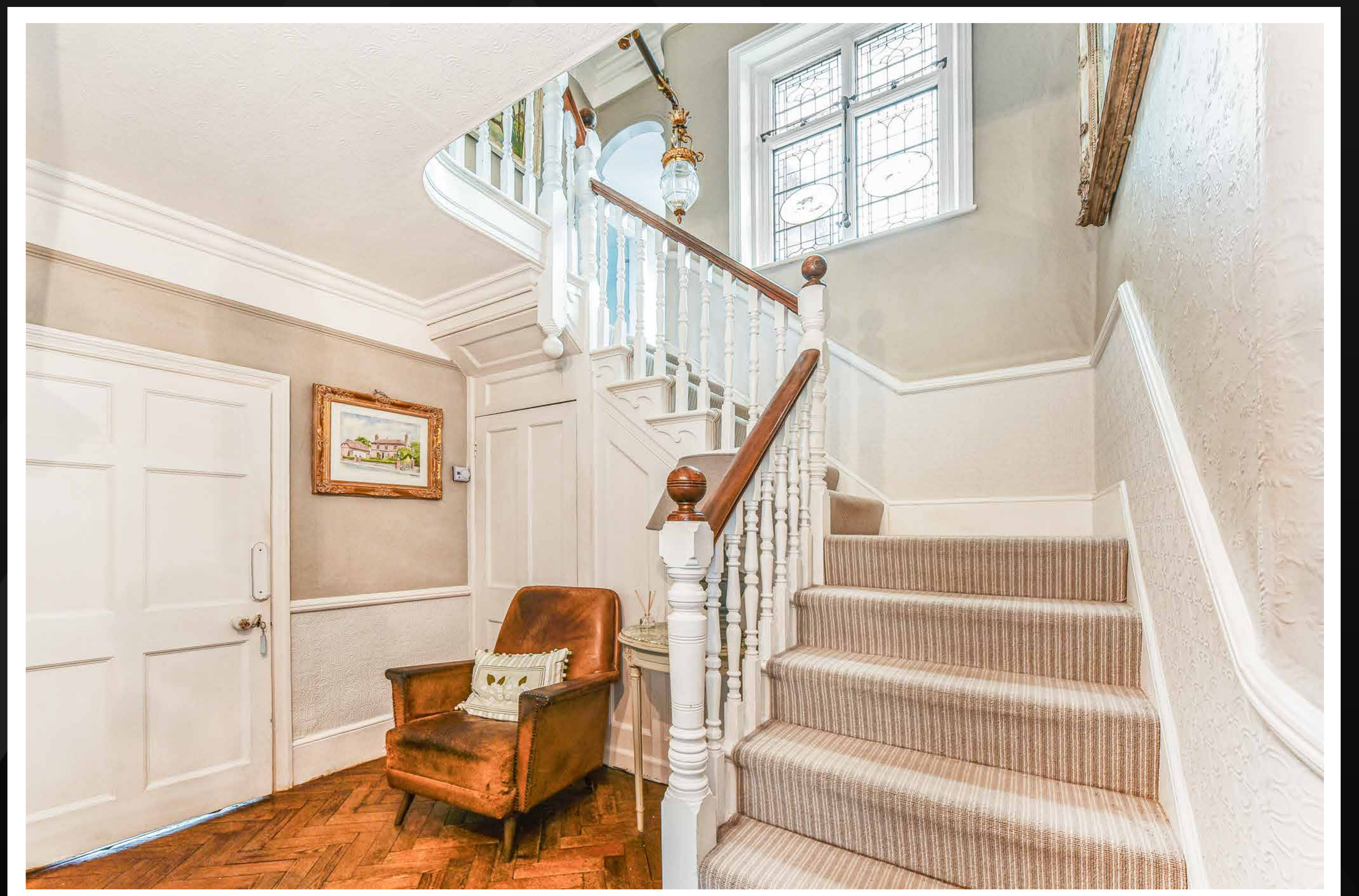
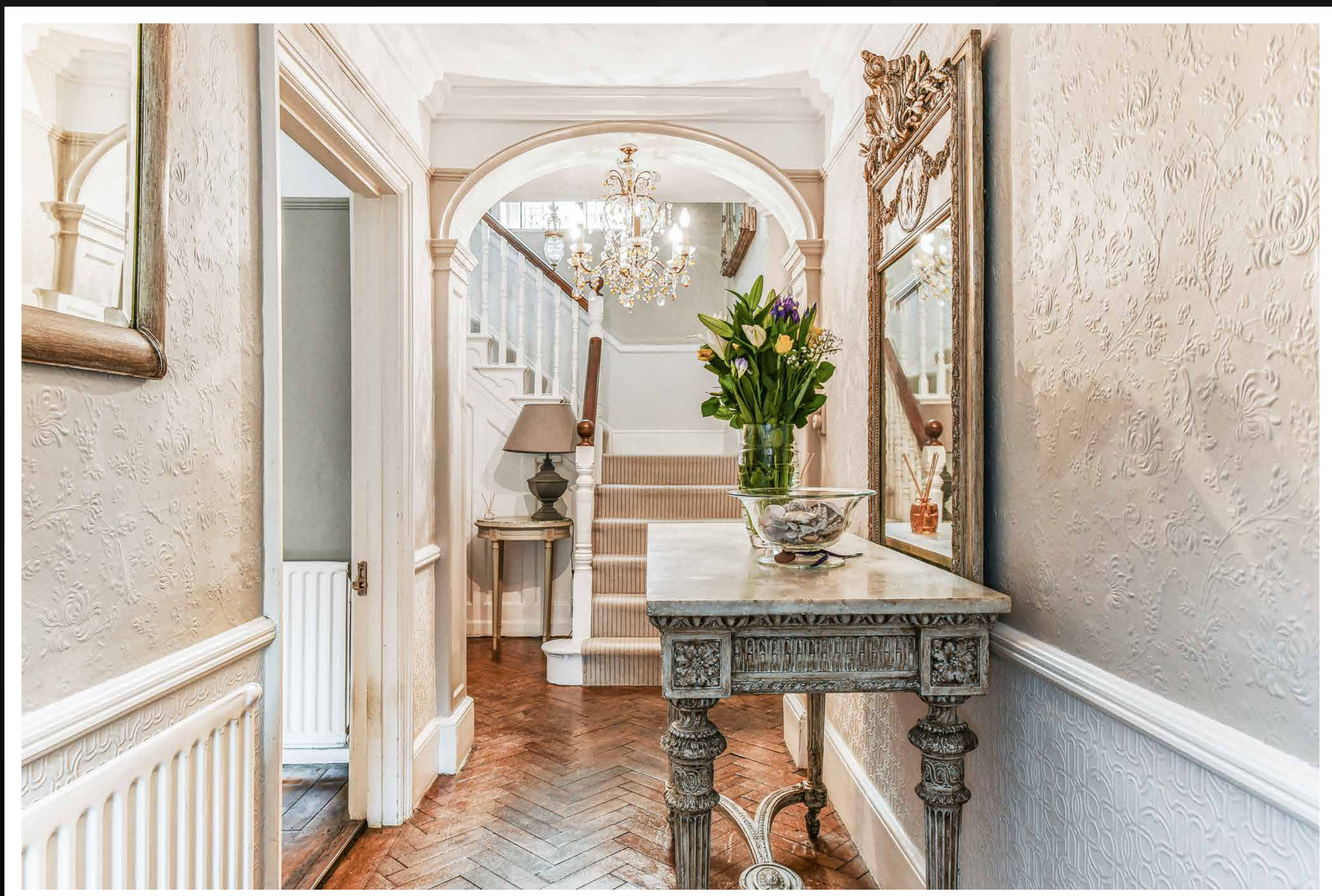
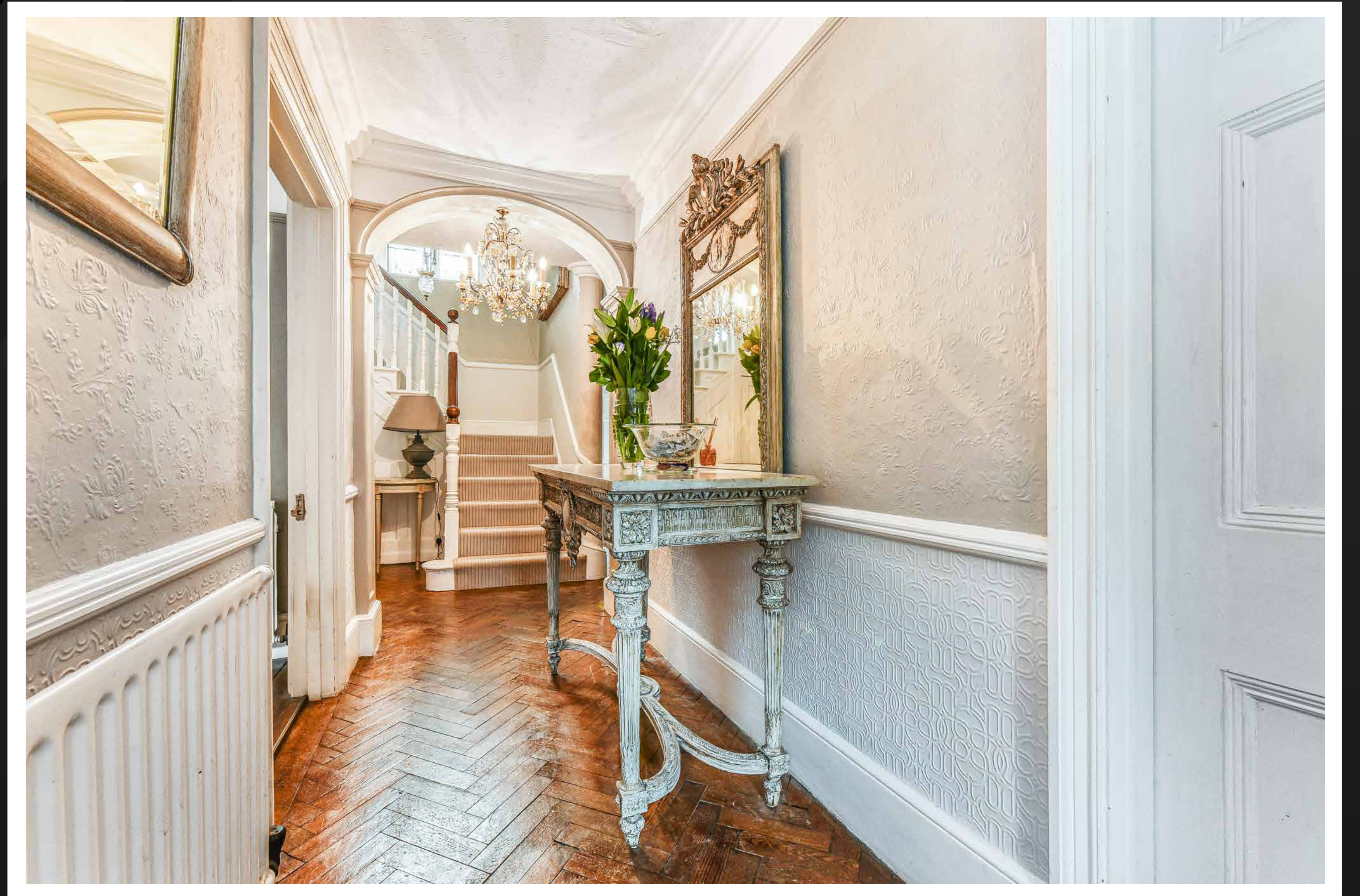
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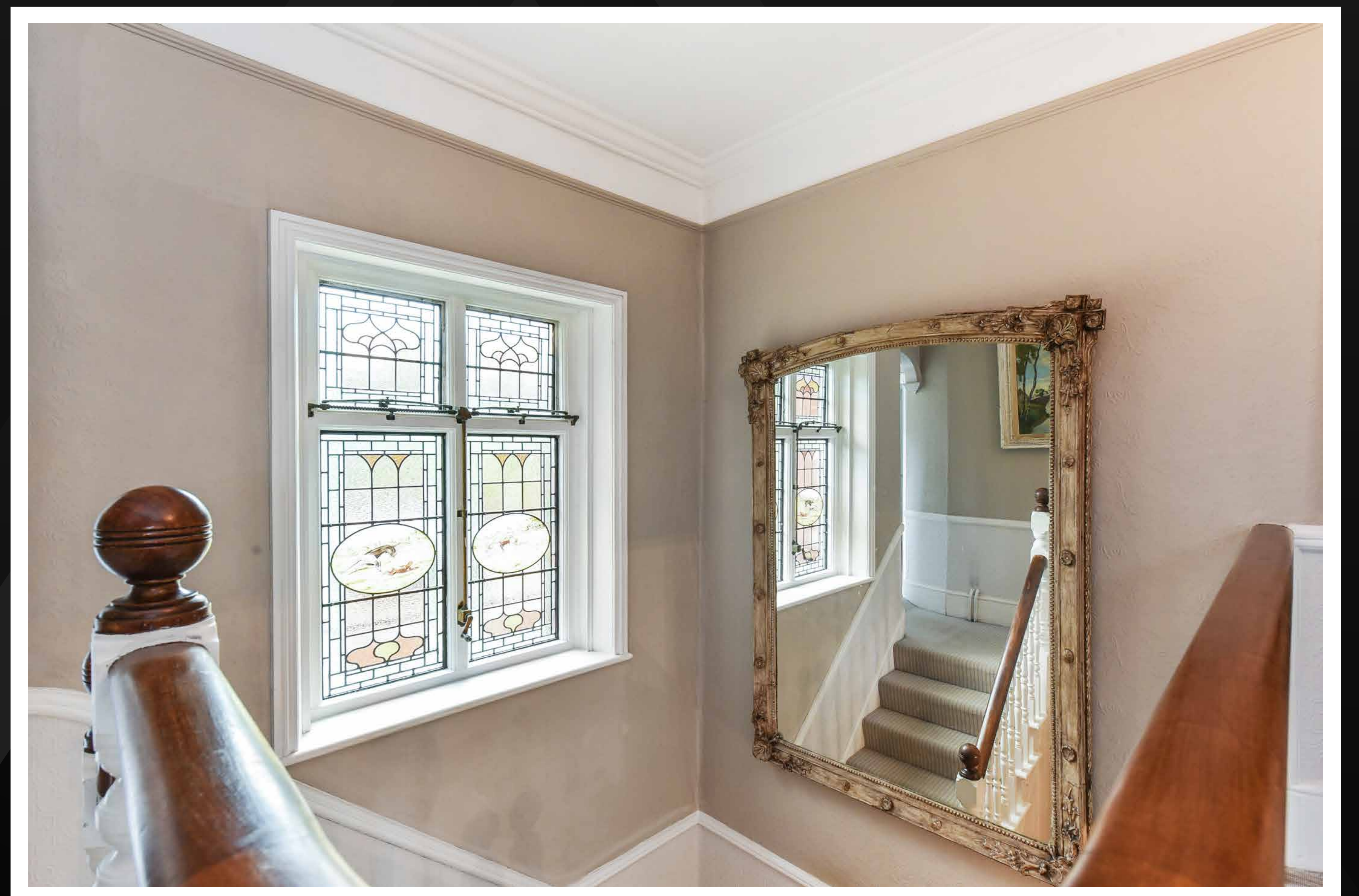
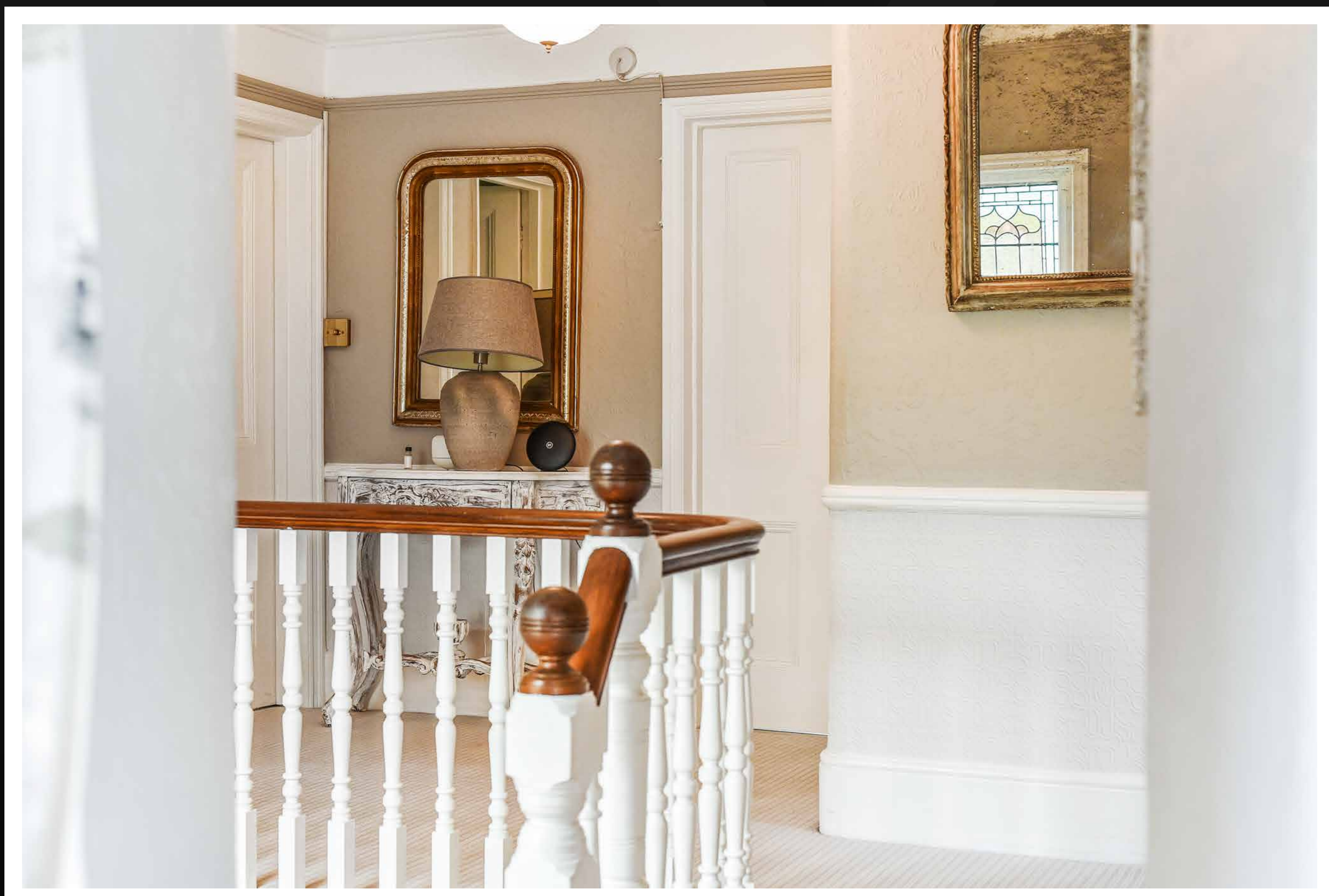
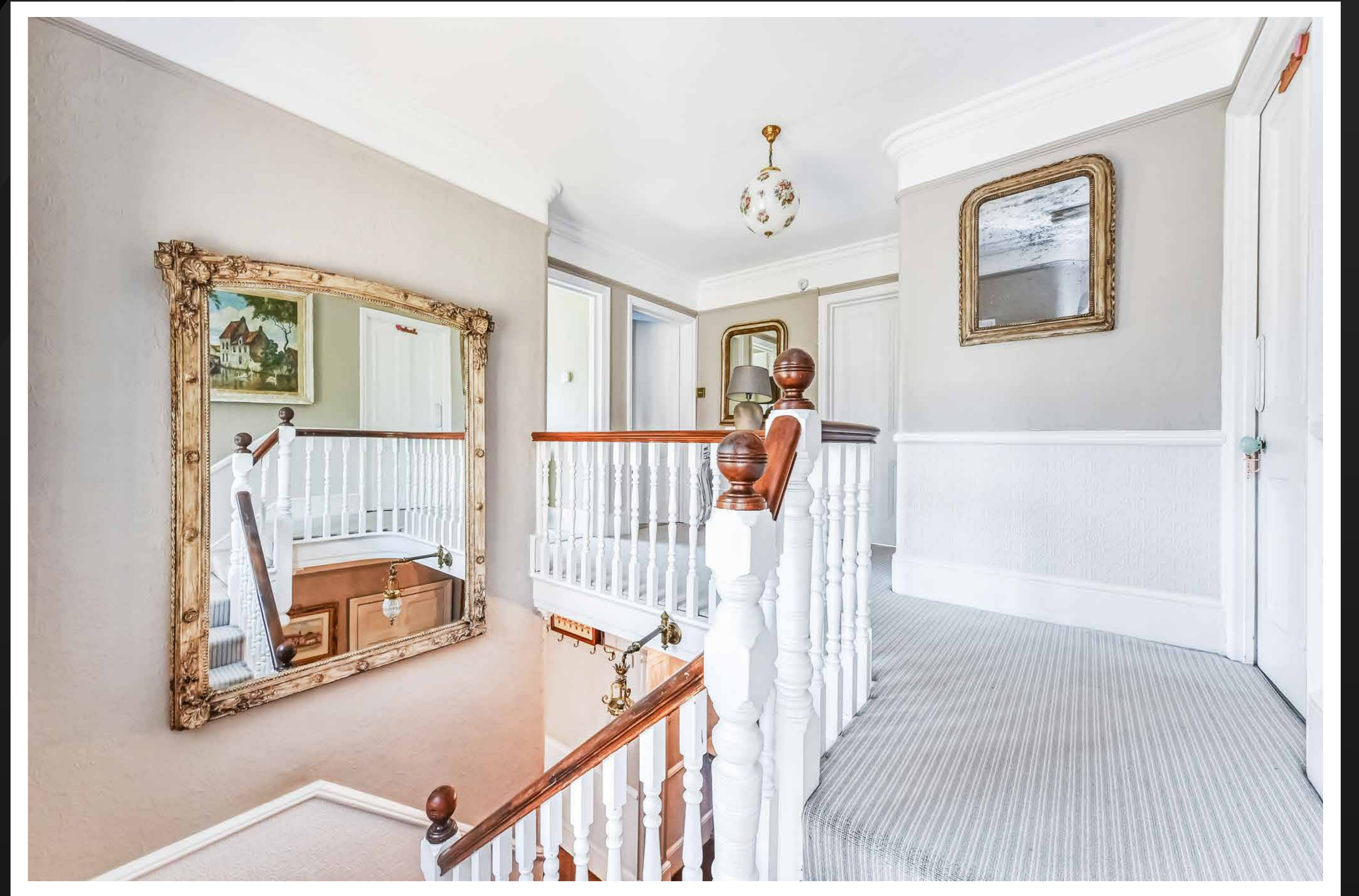
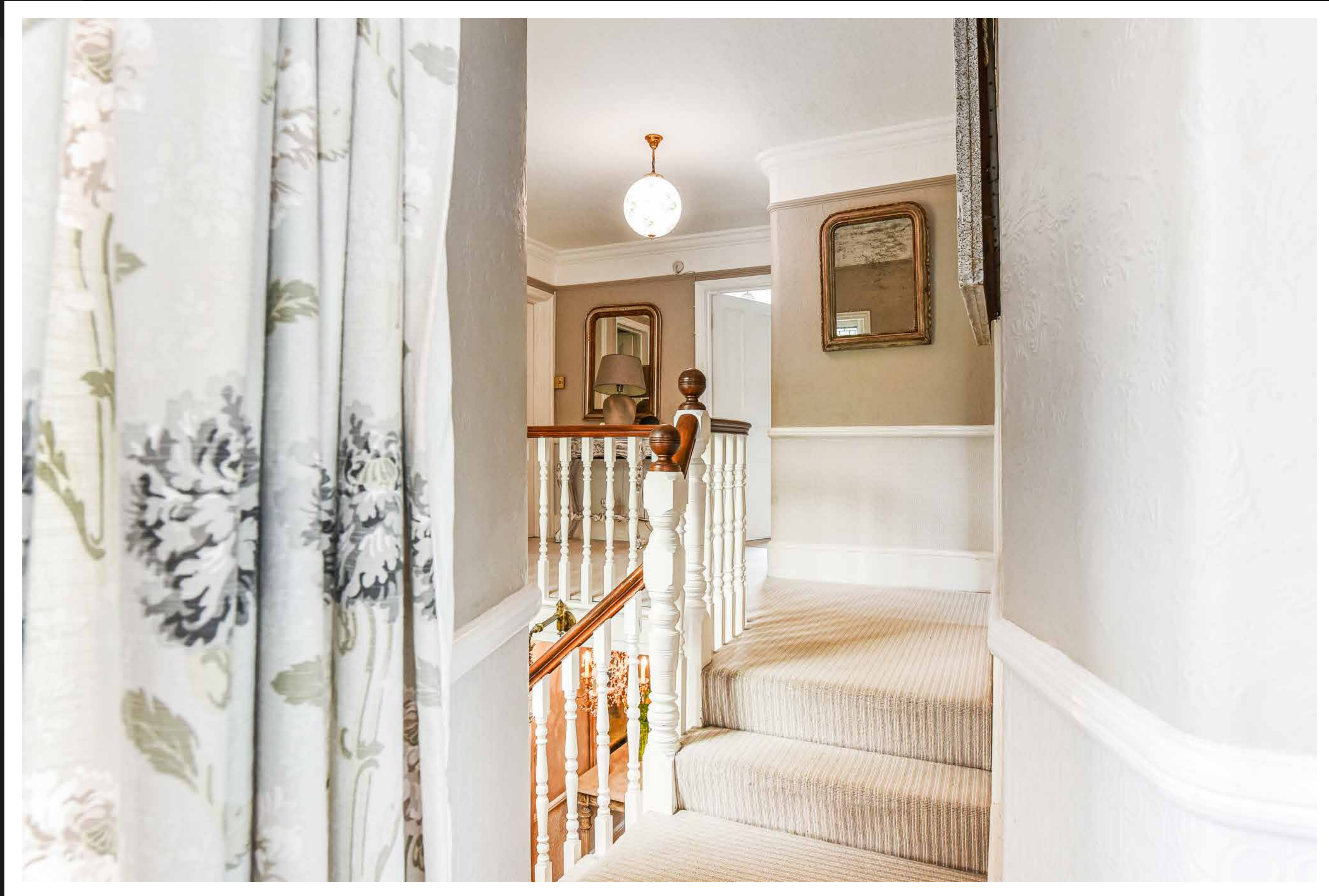
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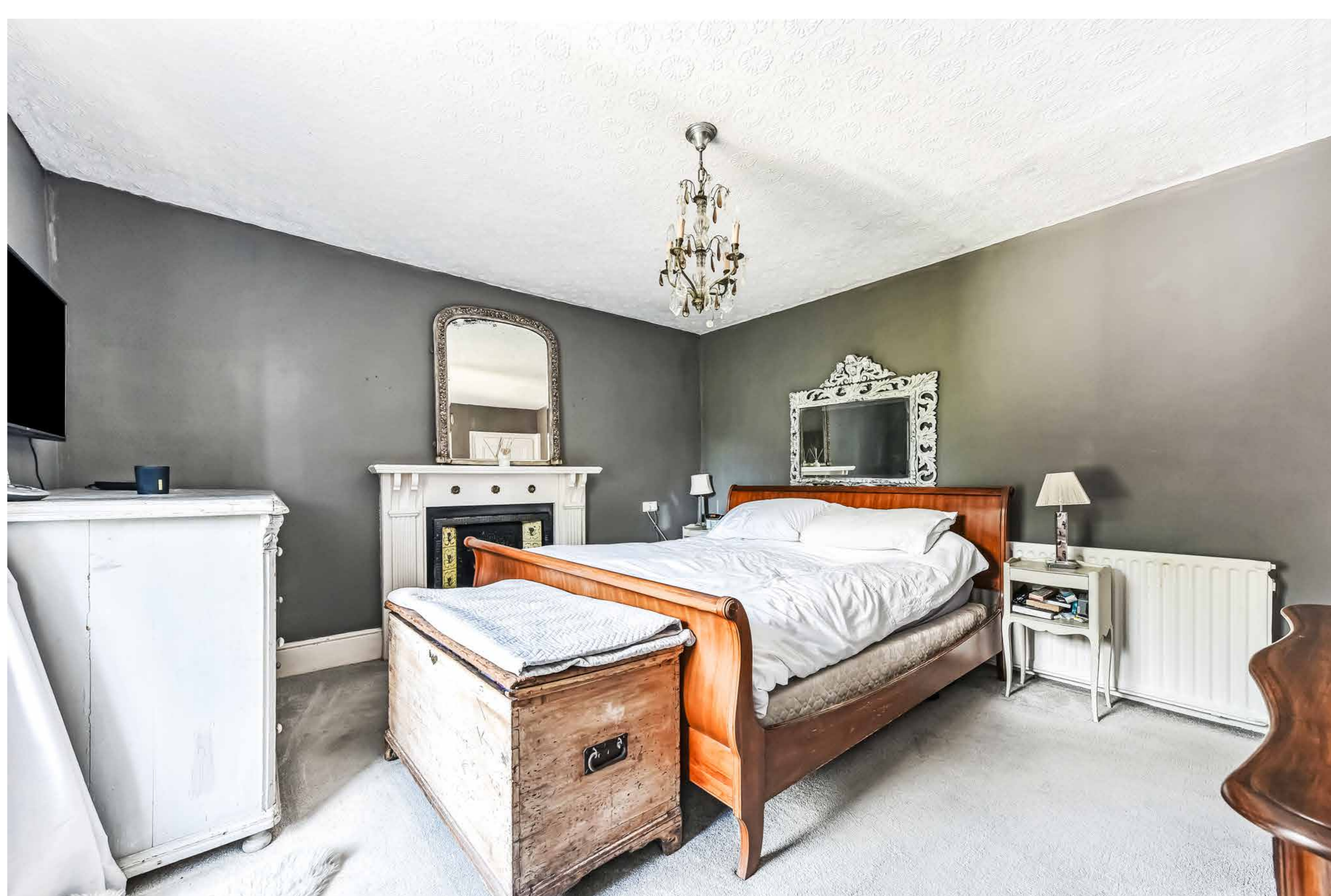
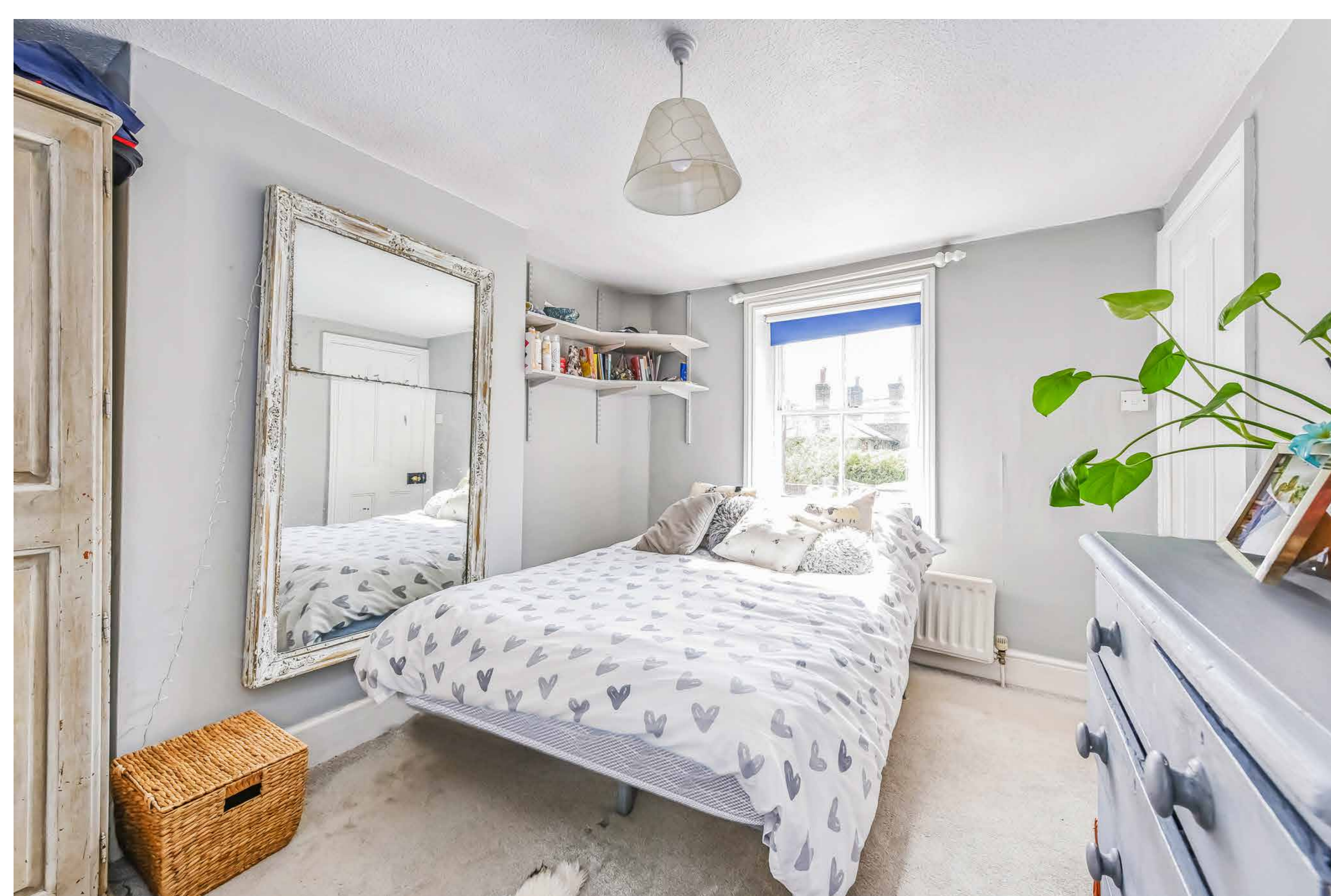


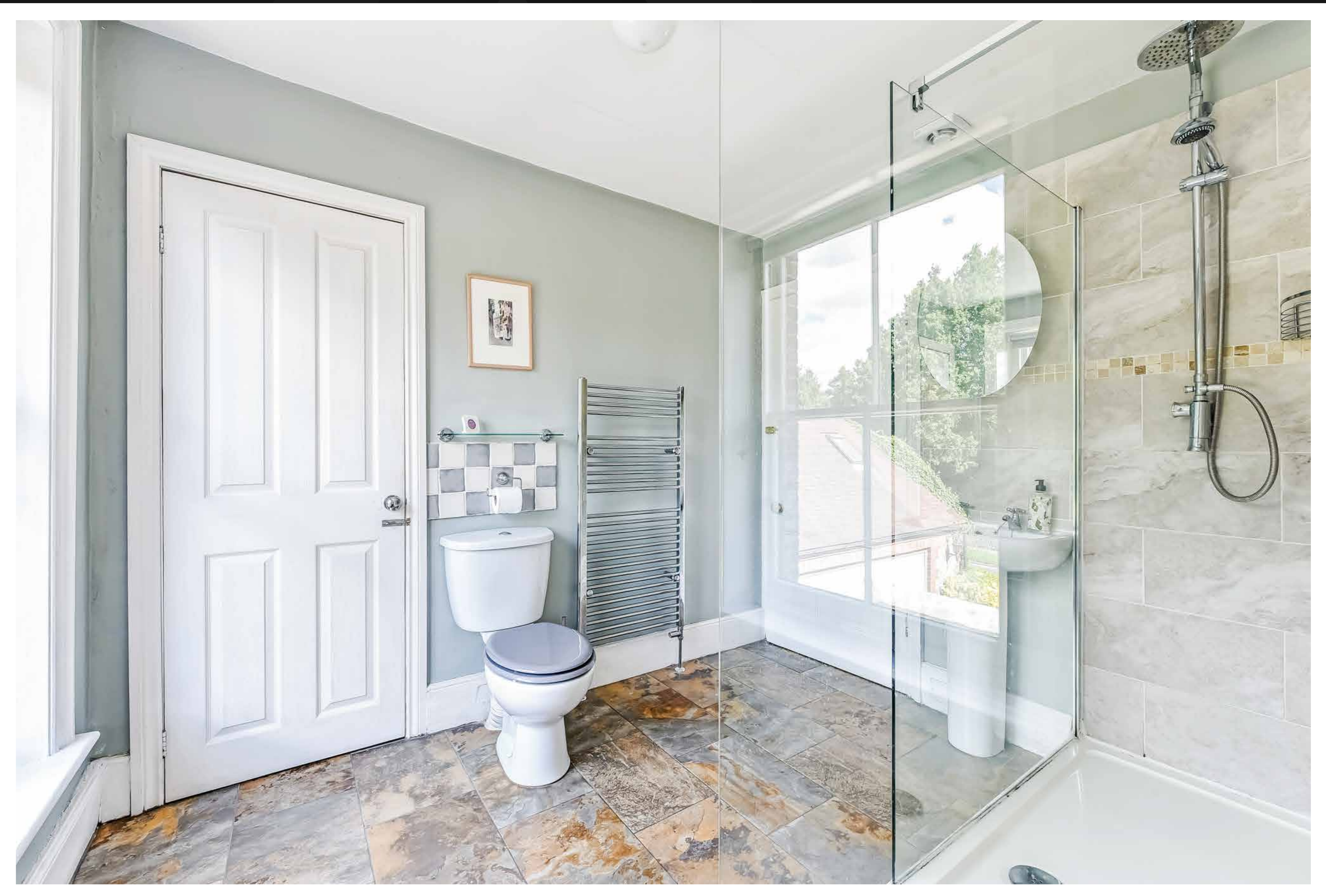
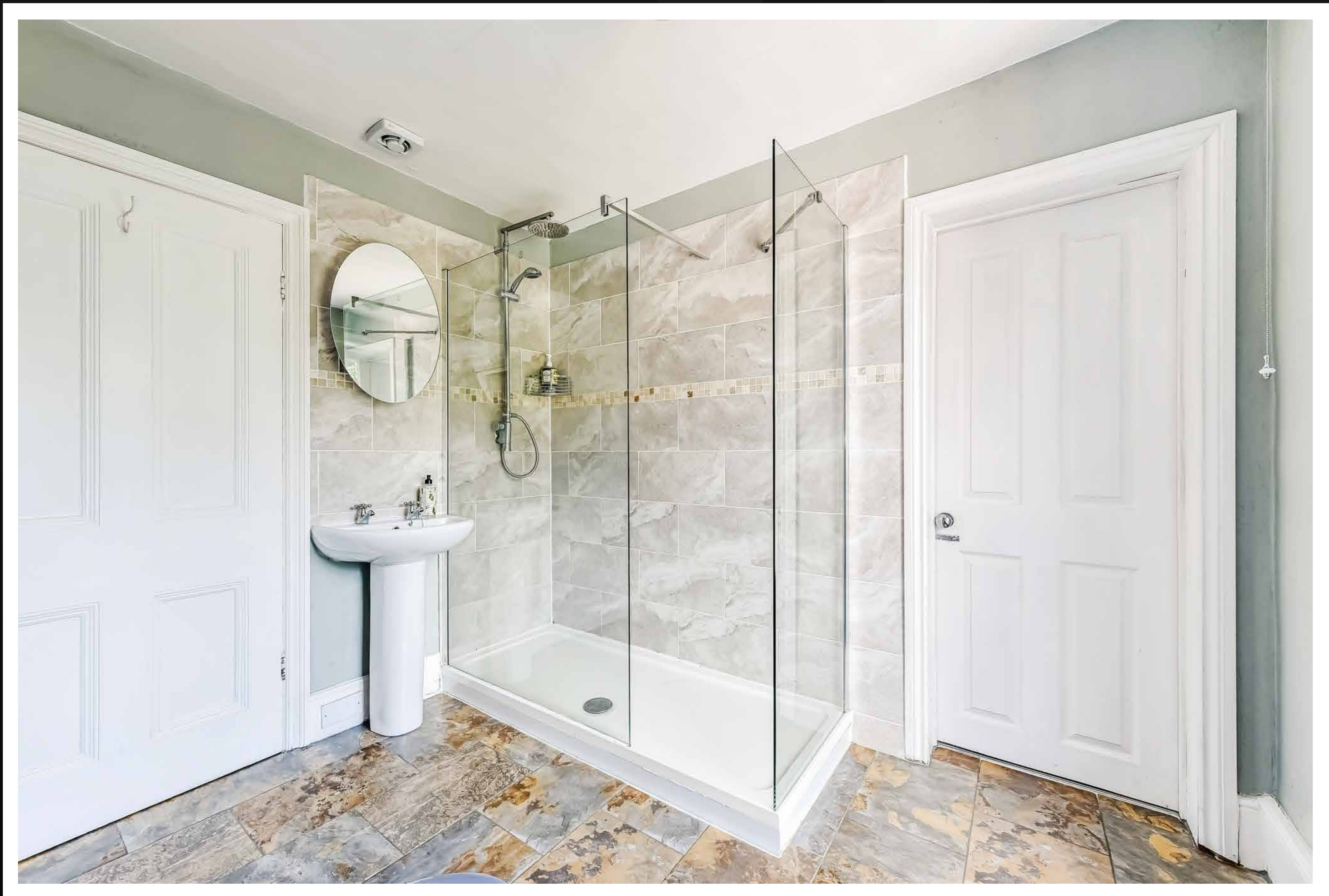
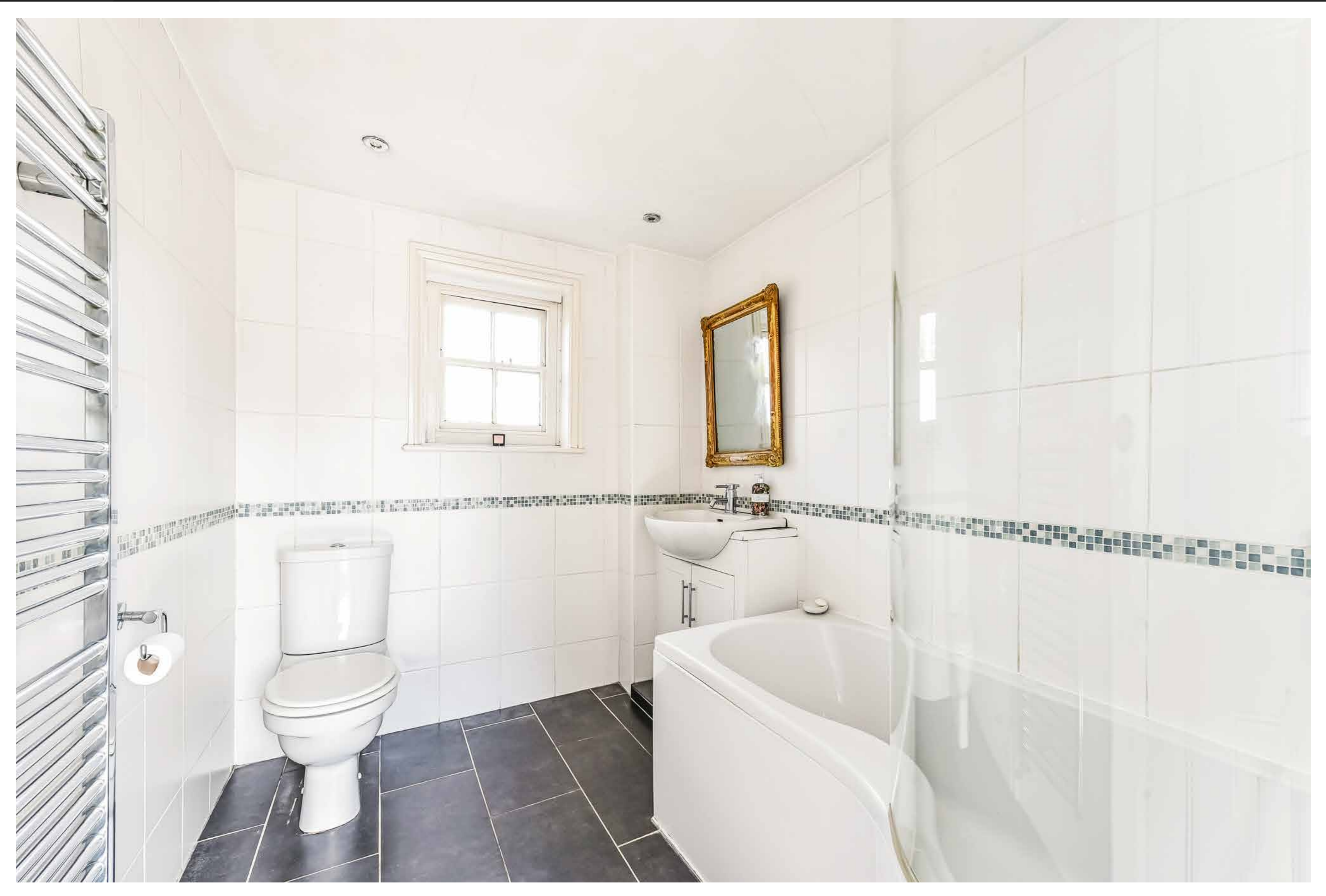
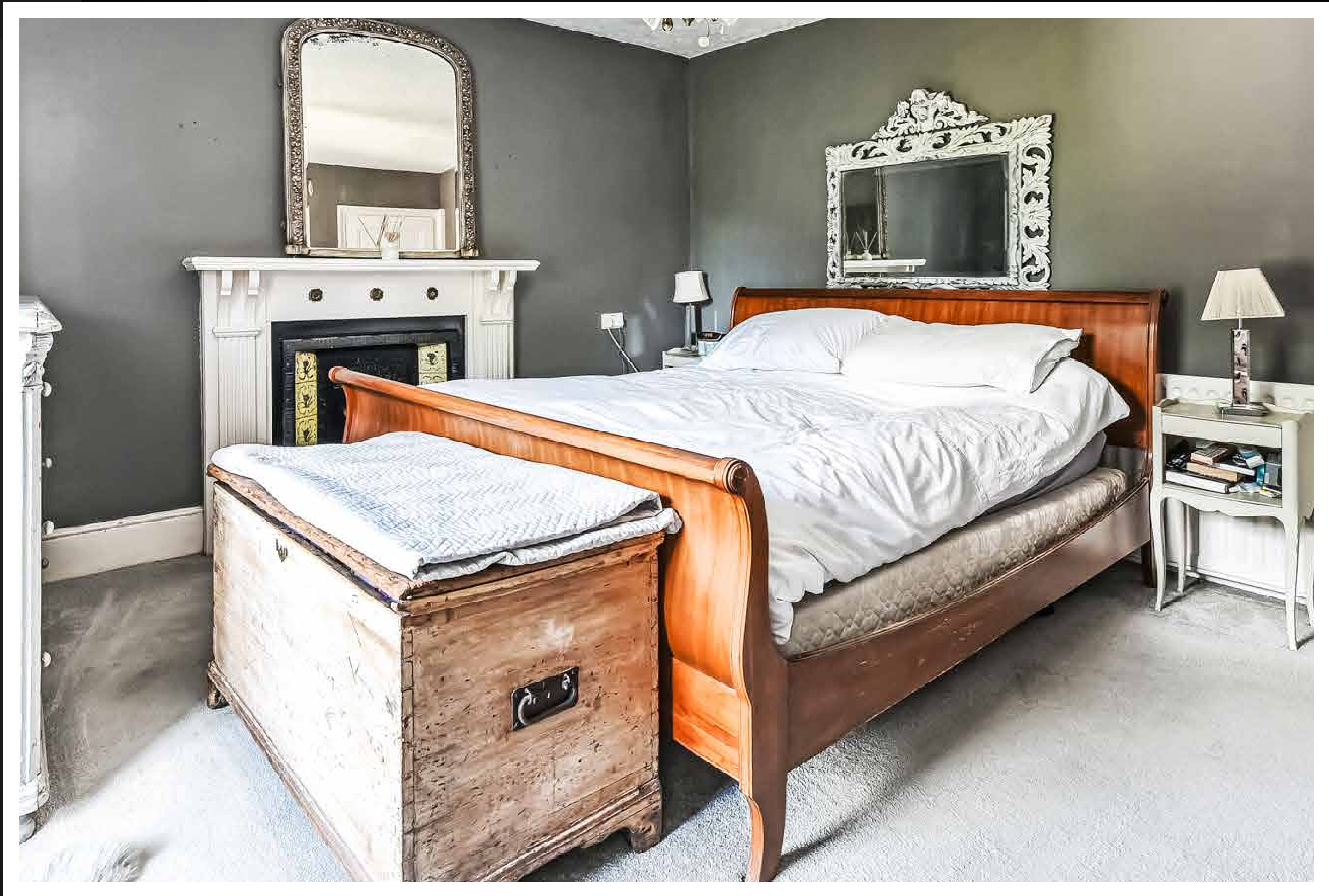
















DESCRIPTION

A rare opportunity to purchase this Exceptional Georgian Home, dating back to 1788.

Superbly Presented with a wealth of charm and character, and many Original Features.

The property is situated in the quiet hamlet of Lyminster and benefits from 5 Double bedrooms, 3 Bathrooms, Light and airy sitting room overlooking the super private walled garden with swimming pool.

There is ample parking via gated driveway entrance, and detached garage.

The Coach House also has considerable potential, with pre-planning permission for an Annex Conversion.

ACCOMMODATION GROUND FLOOR

**ENTRANCE PORCH**

**HALLWAY**  
Parquet Flooring

**DRAWING ROOM:** 11' 11" x 13' 1"  
Feature fireplace, strip wooden flooring

**DINING ROOM:** 13' 5" x 13'  
Feature fireplace, strip wooden flooring

**STUDY:** 9' 11" x 9- 10"

**UTILITY:**  
Plumbing for washing machine, storage and W/C.  
Access door to rear garden.

**FAMILY / SITTING ROOM:** 29' 8" x 12'  
A very light and airy room with a log burner. and recently fitted double glazed windows and patio doors, overlooking the private walled garden.

Laminated flooring.

Entrance and stairs access to the Coach House Loft.

**BREAKFAST / KITCHEN ROOM**  
Pantry, and porch access to the side entrance. Tiled flooring.

**BASEMENT / CELLAR:** 23' 3" x 14' 3"  
Power and light.  
This would make a fine wine cellar.

FIRST FLOOR

**FIRST FLOOR:**  
Landing with access to all bedrooms;

**BEDROOM 1:** 13' 9" x 13' 1"  
**BEDROOM 2:** 13' x 12'  
Feature fire places and Jack & Jill En Suite.

**BEDROOM 3:** 12' 3" x 9' 2"

**MASTER BATHROOM:**  
Fully tiled.

**BEDROOM 4:** 10' 6" x 9' 10"

**BEDROOM 5:** 13" 10" x 7' 5"  
With En-suite and fitted wardrobes

**COACH HOUSE (Ground Floor)**  
**Entrance:**  
(RGrant Vortex boiler newly fitted in 2023)  
Coach House: 14'10" x 10' 2"  
Coach House Stores: 12' x 9' 4" & 8' 2" x 5' 8"

**Coach House 1st Floor Loft:**  
14' 6" x 11' 11" & 24' 1" x 11' 7"

(Planning permission to convert the ground and first floor Coach House in to residential annex)

**EXTERNALLY:**  
Super walled private south facing garden, with patio, swimming pool and outbuildings. On level plot.

There is also an InfraRed Sauna which is negotiable as part of the sale.

## LOCATION

**GARAGE:**  
Power and Light  
Ground Floor; 22' 3" x 17' 6"  
First Floor; 22' 3" x 10' 0"

**GATED DRIVEWAY ENTRANCE:**  
With parking for several vehicles.

**LOCATION:**  
Just a five minute walk from the very friendly,  
and recently refurbished Six Bells Pub

Only 2 miles south of the historic town of  
Arundel

The south coastline is less than 3 miles.

Littlehampton offers a good range of shops  
and services.

Brighton is 22 miles to the east, and  
Chichester is around 20 miles to the west.

**TRANSPORT LINKS:**  
The A27 and mainline rail links are available via  
Arundel or Littlehampton.

The village also benefits considerably from the  
new Lyminster By-pass

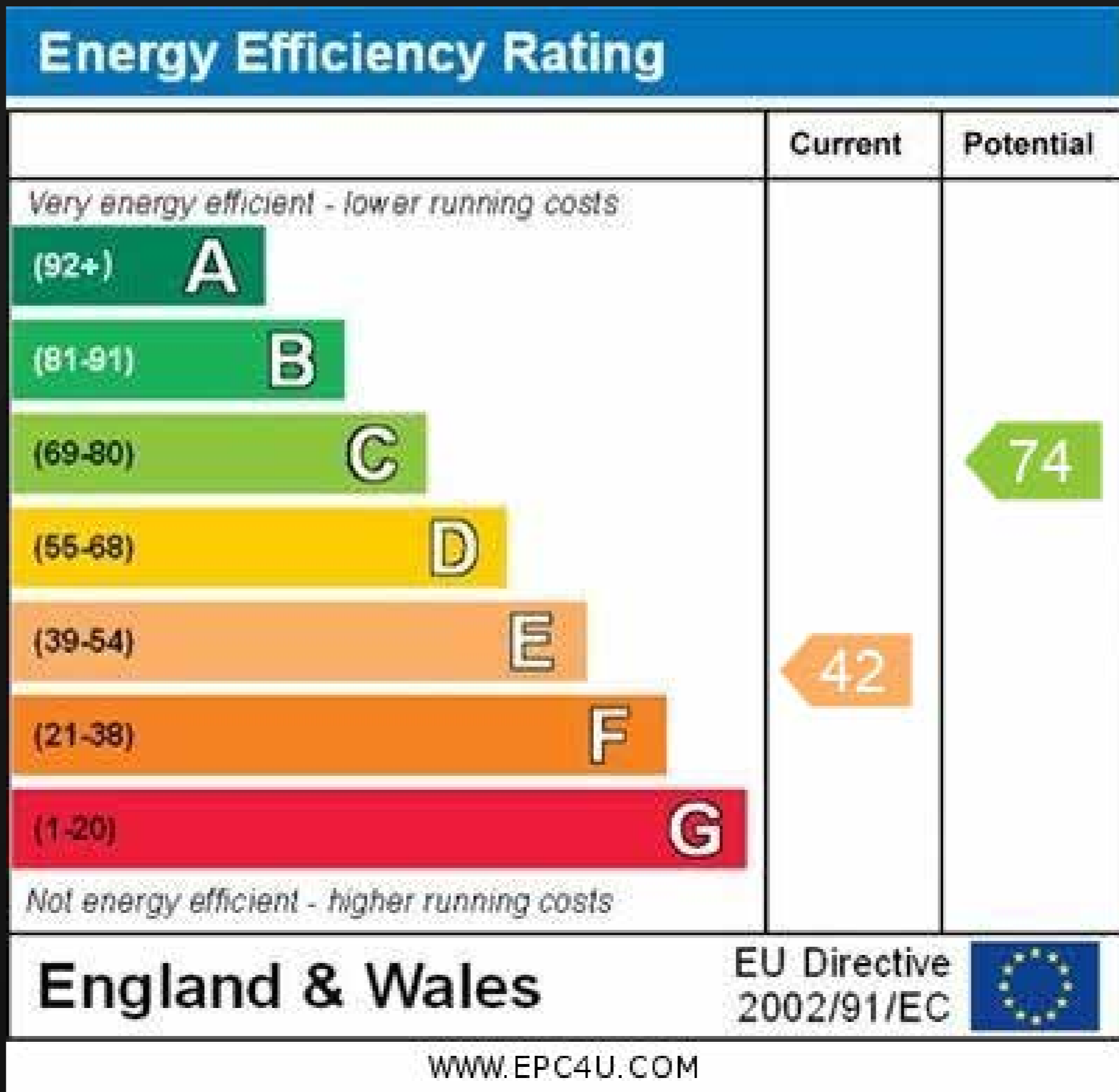
## ADDITIONAL INFO

**OTHER:**  
Ground floor accommodation: 2,006 Sq Ft  
1st Floor accommodation: 1,464 Sq Ft  
Basement Cellar, 315 Sq Ft  
Garage (Ground & 1st floor: 623 Sq Ft)

**Plot Size 0.23 Acres**

**Council Tax Band: G**

**EPC Rating: E**



**Mains:** Water & Electricity  
Oil fired central heating.


**Mains:** Gas is connected to the property,  
should this be preferred.

All Viewings By Appointment via the Agent

## CONTACT



 craig@glocalagents.co.uk

 07538225054

 **GlocalAgents.co.uk**  
Local Expertise Global Coverage



 puja@glocalagents.co.uk

 07311624102



## ACCREDITATIONS



## AWARDS

