



1 The Terrace | Sidlesham | PO20 7NA

Guide Price £395,000



hancock

Lettings & Estate Agents

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- Period terrace cottage
- Mature Cottage Garden
- Views towards farmland
- Frequent bus service direct to Chichester City Centre
- Character features including open fireplace
- Quiet village location
- Potential to extend (*subject to usual consents)
- EPC - TBC

From the first glimpse, the characterful period frontage draws you in—offering a sense of charm before you even cross the threshold.

Inside, the cottage has been thoughtfully designed with open-plan living in mind, creating a versatile and sociable space. At the heart of the sitting room is a cosy open fire. The kitchen blends modern convenience with rustic charm, featuring a sleek hob and contemporary fan oven that deliver both style and function without disrupting the cottage's timeless feel. The open layout flows effortlessly, offering ample space for dining, relaxing, and entertaining. Upstairs, there are two bright and welcoming bedrooms, each enjoying lovely views over the garden and surrounding farmland. The natural light and calm



what3words ///

garlic.gears.ambitions



atmosphere make them perfect retreats at the end of the day. The current owners have also looked into the potential for a loft conversion (subject to planning consent), offering the possibility of additional living space in future.

Step outside to discover a delightful cottage garden that feels like a natural extension of the home. With plenty of space for seating and outdoor dining, it's ideal for enjoying morning coffee, evening drinks, or a summer barbecue. Surrounded by mature greenery, the garden offers a sense of privacy.

Location

The property sits within close proximity to the renowned nature reserve, offering direct access to extensive countryside trails and abundant wildlife. The much loved Crab & Lobster pub—a local favourite, renowned for its excellent cuisine and warm hospitality—lies just a leisurely walk away. For everyday practicality, regular bus services connect directly to Chichester city centre, and the coast is merely minutes by car.

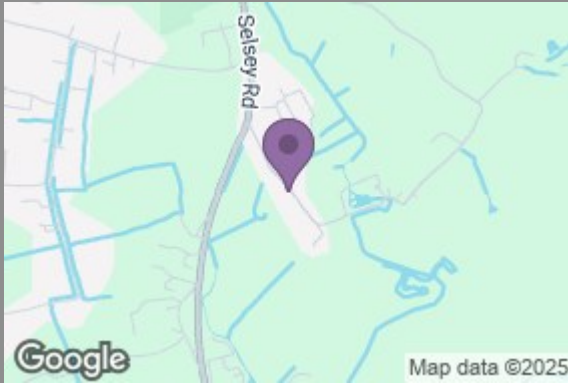
Information

Tenure - Freehold

Council Tax Band – D

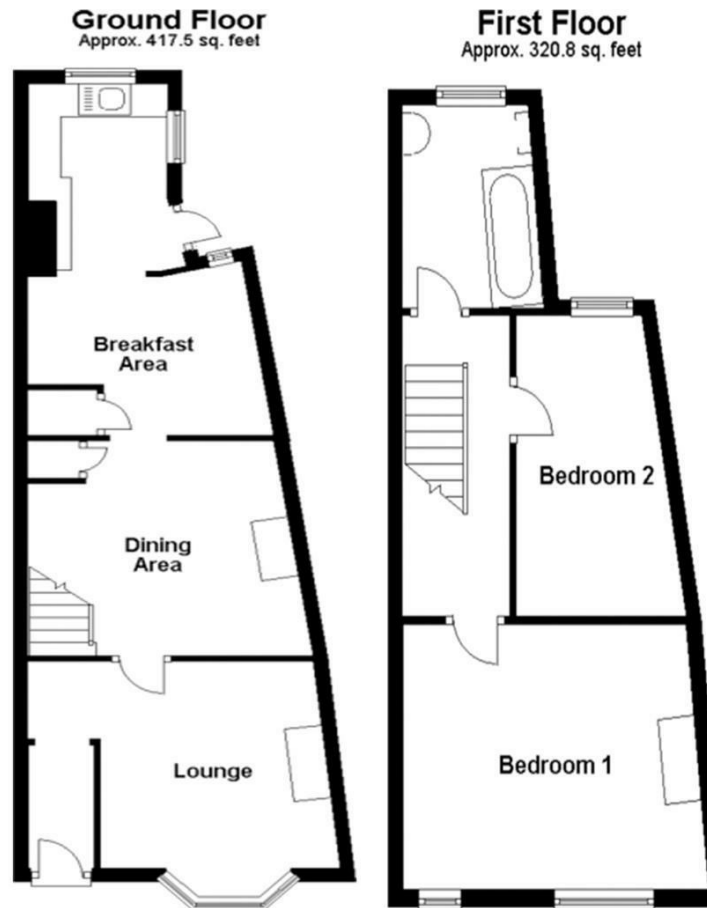
Broadband Speed - Up to 61 Mbps

Mobile Coverage - EE, Three, O2, Vodafone



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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