

The Terrace, Sidlesham, Chichester, West Sussex, PO20 7NA

ASKING PRICE OF £400,000

EPC Rating: TBC Council Tax Band: D D



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Charming period cottage in a sought-after location, just moments from a beautiful nature reserve. Offering open-plan living with an inviting open fire, two bedrooms with countryside views, a private garden for entertaining, and potential for a loft conversion (STPP).

A Cottage Full of Character

If you have been searching for a home that blends period charm with everyday comfort, this delightful cottage could be just what you've been waiting for. Bursting with character and set in a highly desirable location, it offers the perfect balance of countryside living with excellent connections to the coast and city.

Location, Location, Location

Positioned just a short stroll from the renowned nature reserve, you'll have miles of countryside walks and wildlife right on your doorstep. A gentle wander takes you to the ever-popular Crab & Lobster pub, known locally for its fantastic food and welcoming atmosphere. When it comes to convenience, a regular bus service provides a direct link into Chichester city centre, while the seaside is only a short drive away — ideal for those spontaneous beach trips on sunny days.

Welcoming and Full of Charm

As you approach, the period frontage immediately captures your attention, offering a warm welcome before you've even stepped through the door. Inside, the cottage has been designed with a focus on open-plan living, making it a sociable and versatile space. The sitting room is centred around an inviting open fire, the perfect place to curl up on a chilly evening. Adding further charm, the modern fan oven and sleek hob bring both style and practicality — offering efficient cooking while blending seamlessly with the kitchen's cosy, country-cottage feel.

Space to Entertain and Relax

The open plan layout flows naturally, offering plenty of room for dining and entertaining. Whether you're hosting family gatherings or enjoying quiet evenings at home, this is a space that adapts to every occasion.

Upstairs Retreats

The first floor is home to two bedrooms, each filled with natural light and enjoying lovely views across the neighbouring farmland and the garden below. Both rooms feel calm and restful, making them ideal for unwinding at the end of the day. The current owners have also explored the possibility of a loft conversion, which could provide additional living space in the future (subject to the correct permissions).

The Garden Escape

Step outside and you'll find a charming cottage garden that perfectly complements the home. With plenty of room for outdoor seating, it's a wonderful spot to enjoy your morning coffee, share a glass of wine at the end of the day, or light up the barbecue for al fresco dining with friends. Surrounded by greenery, the garden offers a sense of peace and privacy, making it a true extension of the living space during the warmer months.

A Home to Treasure

This is more than just a house — it's a lifestyle. With its character features, enviable location, and scope for future potential, this cottage is ready to welcome its next owners to create lasting memories.

Entrance Hall Lounge

Lounge

12'7" x 12'4" (3.84m x 3.76m)

Dining Area

11' x 9'11" ((3.36m x 3.02m))

Kitchen & Breakfast Areas

18'9" x 10'5" (5.72m x 3.18m)

Landing

Bedroom One

13'10" x 11'1" (4.22m x 3.38m)

Bedroom Two

11'10" x 7'2" (3.61m x 2.19m)

Bathroom

8'2" x 5'7" (2.49m x 1.70m)

Garden





The Old Boathouse Bosham Lane

Bosham

West Sussex

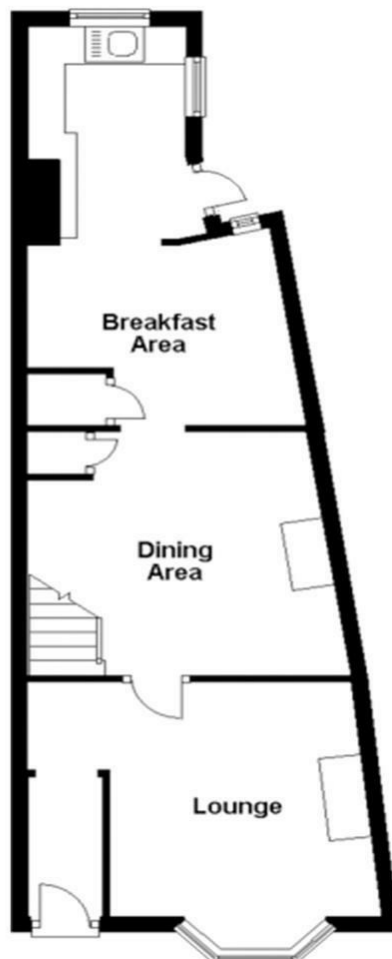
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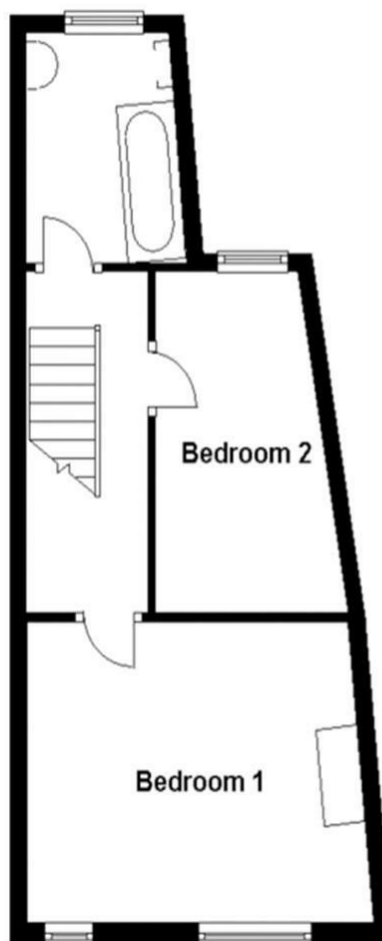
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Ground Floor
Approx. 417.5 sq. feet



First Floor
Approx. 320.8 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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