

15 Drayton Cottage, Drayton Lane, Drayton, Chichester, West Sussex, PO20 2EW

£500,000

Freehold

**FARNDELL**  
ESTATE AGENTS





GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

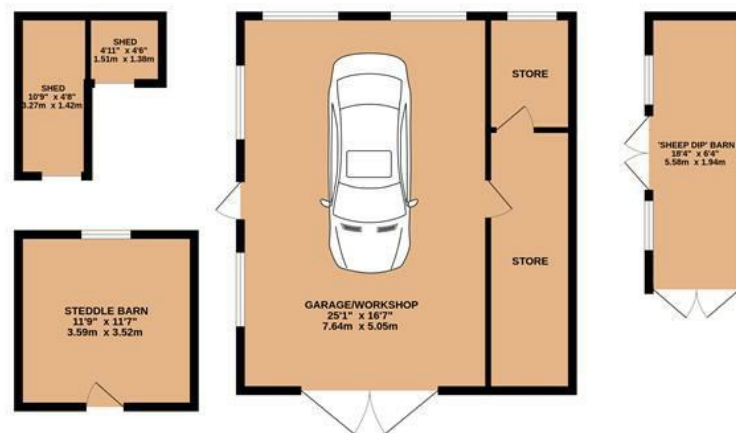


TOTAL FLOOR AREA : 954sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDINGS  
881 sq.ft. (81.9 sq.m.) approx.





- **Historical Semi-Detached 'Duchess' Cottage**
- **Lounge**
- **Kitchen/Diner with Aga Stove**
- **Ground Floor Utility Room and Bathroom**
- **3 Double Bedrooms**
- **Large Rear Garden extending to just over 0.5 Acre**
- **A range of Outbuildings such as Double Garage/Workshop, Steddle Barn, 'Sheep-Dip Barn and assorted Sheds and Stores**
- **Offered with NO FORWARD CHAIN**
- **Semi-Rural Location within 3 miles of Chichester and 5 miles of both Bognor Regis and Goodwood**
- **uPVC Double Glazing and Gas Central Heating**

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND E**

**LOCAL AUTHORITY**

**Chichester District Council**

**East Pallant House**

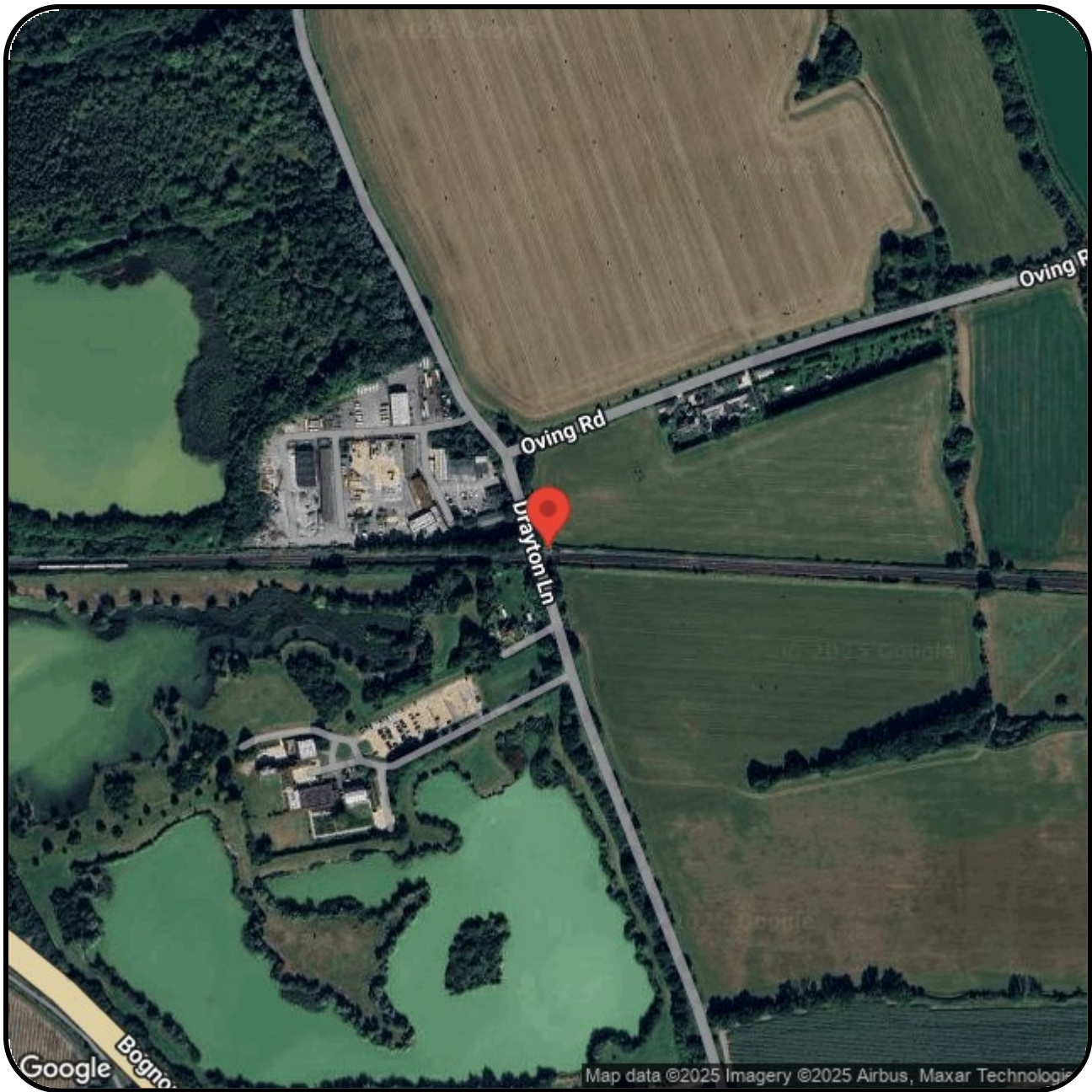
**Chichester**

**West Sussex, PO19 1TY**

**Tel: 01243 785166**







# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex


PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

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

Council Tax Band E