

CHARLES PECK

Sales • Lettings • Valuers



Tithe Barn Cottage, Rookery Lane, Sidlesham, PO20 7ND **£450,000**

An opportunity to acquire a brick and flint attached cottage in a sought after location and complimented by a large mature south facing garden.

NO ONWARD CHAIN

Entrance hall | Sitting room | Kitchen | Conservatory | Two bedrooms | Bathroom
South facing rear garden | Parking space | Sauna | Timber garden shed

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The property stands on Rookery Lane which leads down to Pagham Nature reserve. It lies about 6 miles to the south of Chichester and there are bus services on the main road and the popular Crab and Lobster pub is a short walk away. Chichester has a good range of city centre facilities and mainline railway station to services to London Victoria.



Entrance hall

Living room 12'8 x 12'6 (3.86m x 3.81m)

With wood burning stove.

Kitchen / Dining room 25'10 x 10'6 (7.87m x 3.20m)

With fitted drawers and cupboards, hob, oven and cupboard housing the oil fired central heating boiler.



Conservatory 16'0 x 11'4 (4.88m x 3.45m)

Bedroom one 9'1 x 8'8 (2.77m x 2.64m)

With built-in wardrobes.

Bedroom two 9'0 x 8'6 (2.74m x 2.59m)

With built-in wardrobes.

Bathroom

Bath with shower attachment, wash basin, WC and airing cupboard housing the hot water cylinder.



Outside

There is an area of garden to the front and car parking space. There is a pathway past the side of the property where to the rear is a mature garden, including broad patio with lawn beyond, shrubs and trees to the borders. There is also a sauna and timber garden shed.



Tenure

Freehold

Council tax band

D



General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

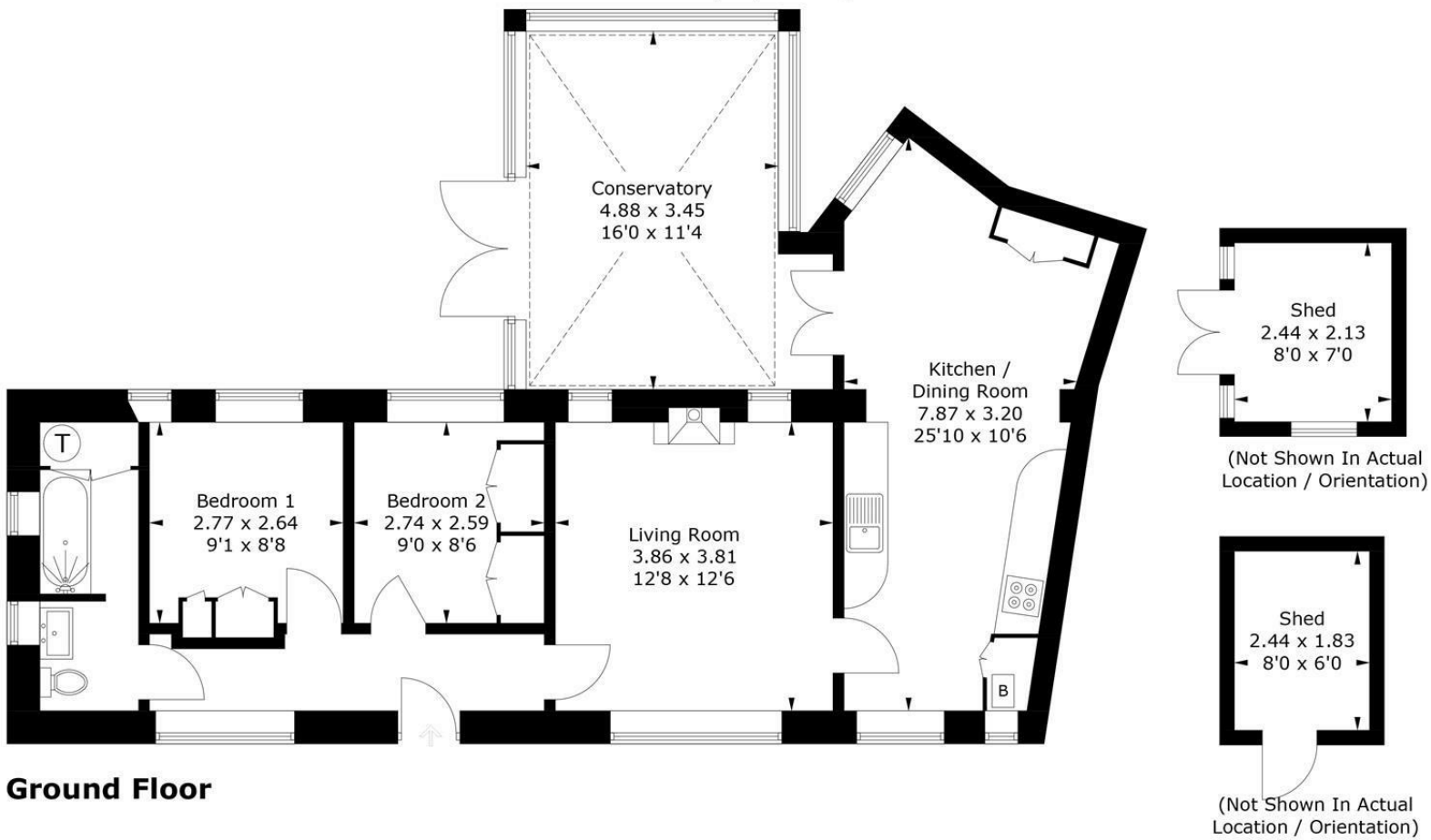
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	15		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rookery Lane, PO20

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft
Sheds = 9.8 sq m / 105 sq ft
Total = 96.1 sq m / 1034 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1056743)