



## Richmond Cottage, The Street, Itchenor, PO20 7AH

Guide Price £800,000







# Richmond Cottage, Itchenor

A period property situated within a stone's throw of the water.

- Charming period property
- Dual aspect sitting room
- Ground floor shower room/WC
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- Bathroom/WC
- West facing rear garden
- Grade II listed
- Chain free

This charming Grade II listed period property, offered chain-free, presents a fantastic opportunity to create a bespoke home in an idyllic location, just yards from the scenic West Itchenor waterfront and Bosham Sailing Club.

Boasting a deceptively spacious 1,744 sqft of accommodation, the home features a dual aspect sitting room, a separate dining room and a kitchen/breakfast room, perfect for family living and entertaining. The ground floor also benefits from a convenient shower room/WC. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom/WC. The west-facing rear garden is an ideal retreat for enjoying afternoon and evening sun.

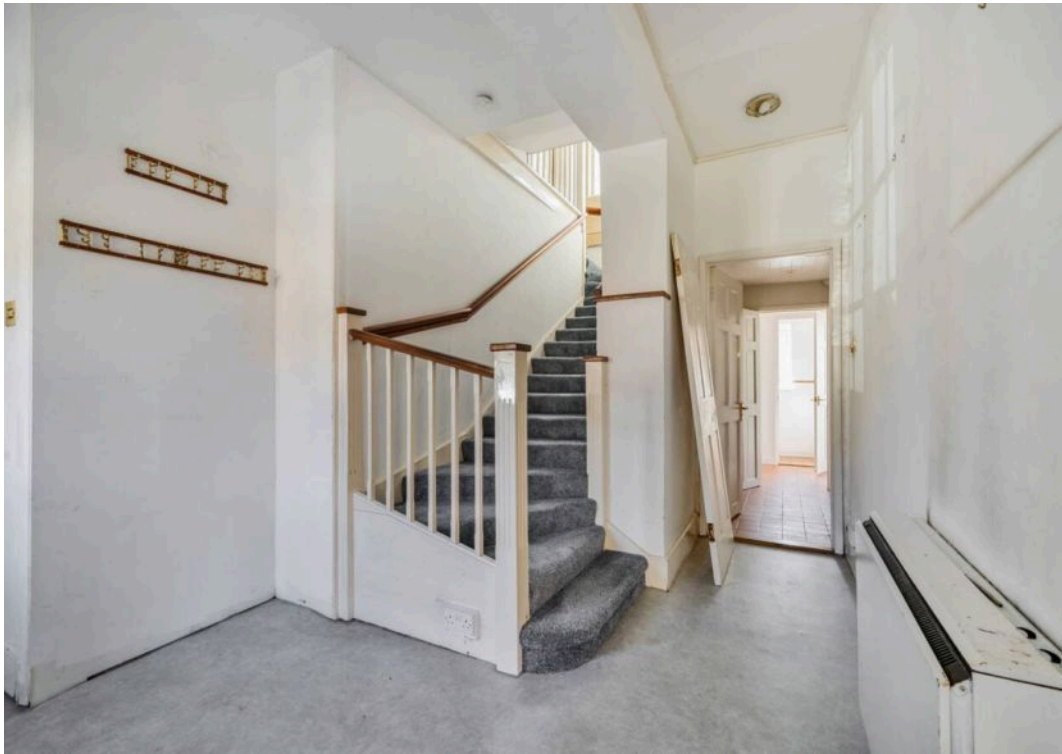
While the property requires modernisation, it retains a wealth of character, including attractive fireplaces throughout. This home offers a rare opportunity to combine the charm of a period property with the potential for personalisation in one of the area's most sought-after locations.





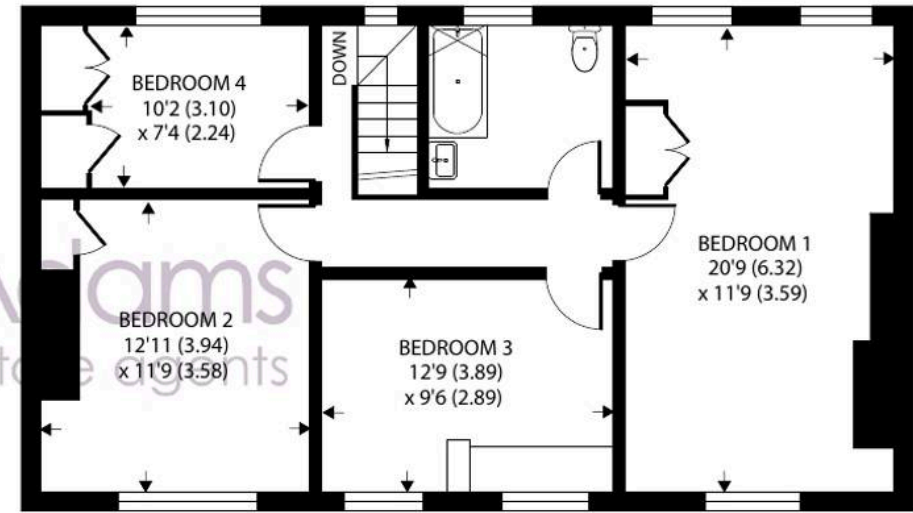








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1705 sq ft / 158.3 sq m

For identification only - Not to scale





**Location** – The picturesque village of Itchenor provides an excellent sailing club, a popular local public house, the Quarterdeck Cafe and other village amenities including a church dating from the twelfth century and a village hall. There are local amenities in the nearby villages of Birdham and Wittering. The cathedral city of Chichester lies 7.5 miles to the north and offers a broad range of shopping, cultural and leisure facilities and the Festival Theatre. Other activities in the area include golf at Goodwood and Hunston, water sports and bathing from the beaches of West Wittering and East Head, horse riding and walking around the harbour and on the nearby South Downs. The mainline station in Chichester provides a regular service to London Victoria.

**Directions** – From Chichester proceed south on the A286 Witterings road. At the mini roundabout in Birdham take the second exit off signposted to West Wittering. After a short distance take the first turning on the right signposted to Itchenor. Proceed through Shipton Green and into Itchenor Road. Continue towards Itchenor where on entering the village the property is just after The Ship Inn on the left. what3words – [drummers.sandwich.query](#)

**Note** – There is no parking at the property and limited on-street parking. There is a ‘pay and display’ car in Itchenor.

Chichester District Council – 25/26 Tax Band F £3,405.86







## Henry Adams – Chichester

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