



The Lodge, Appledram Lane South, Chichester, PO20 7PE

Guide Price £625,000



The Lodge, Chichester

An ideal home for families looking for flexible living in a peaceful yet convenient location.

- Detached property in a semi-rural location
- Views over farmland to the front
- Two versatile reception rooms
- Open plan kitchen/sitting room/garden room
- South facing conservatory
- Utility & Wet room/WC
- Four double bedrooms & family bathroom
- Ample parking
- West facing garden

Stylish and spacious family living located just south of the sought-after village of Fishbourne and a short drive from Chichester's historic city centre and the picturesque Dell Quay, this beautifully presented four-bedroom detached home offers exceptional living space, modern comforts and idyllic views.

Set over two floors, the home welcomes you with a generous entrance hall that sets the tone for the space and light that follows. At the front of the property, two elegant reception rooms provide versatile options for a formal dining room, cosy lounge, playroom, or home office. There's also a handy understairs alcove that could be transformed into a compact study or reading nook. To the rear, the open-plan kitchen/sitting room/garden room is the showstopper. A bright, sociable space stretching approximately 25 feet, complete with a fitted log burner. It's the perfect setting for entertaining friends or curling up by the fire on a winter evening. A separate utility room adds extra practicality, along with a modern wet room for added family convenience. The adjoining conservatory offers yet another spacious living area, bathed in natural light and leading seamlessly out to the rear garden through double doors, ideal for indoor-outdoor living.







Approximate Area = 1742 sq ft / 161.8 sq m

For identification only - Not to scale



First Floor - Upstairs, you'll find four well-sized double bedrooms. The principal bedroom benefits from a built-in wardrobe and private W.C., while the stylish family bathroom serves the remaining rooms. Front-facing bedrooms enjoy far-reaching views over surrounding fields and glimpses of Chichester cathedral's iconic spire.

Outside - The property boasts a large driveway with space for multiple vehicles and a low-maintenance front garden. The rear garden is mostly laid to lawn, complemented by a generous patio area, perfect for summer BBQs or evening drinks.

Location - With views over farmland to the front, the property is located in a semi-rural location yet within easy road access of Chichester, Fishbourne and the nearby harbourside at Dell Quay. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - At the Fishbourne roundabout on the A27, take the A259 signposted to Bosham and Fishbourne. Take the first turning left into Appledram Lane South and proceed for approximately 0.40 of a mile and the property is on the right. what3words - career.dent.vacancies

Chichester District Council - 25/26 Tax Band F £3353.77 EPC-D

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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