



Chaffinches, Fletchers Lane, Sidlesham Common, PO20 7QG

Guide Price £699,950

 **Henry Adams**
estate agents



Chaffinches, Sidlesham Common

A single storey residence in approximately 1.1 of an acre located in a semi-rural area to the south of Chichester.

- A 1,411 sqft contemporary single storey residence
- 1.1 acre plot with gated rear access
- Beautifully presented open plan kitchen/sitting and dining room
- Bi-fold doors onto patio
- Three bedrooms all with en-suites
- Ample parking
- Large workshop
- No forward chain

A spacious barn conversion completed in 2017 with an acre paddock ideal for those wanting an outdoor and active lifestyle, space for animals or wanting to create self-sufficiency.

The property has been subject to a number of internal improvement since it's original construction in 2017 and accommodation briefly comprises spacious entrance hall with a decent sized cloakroom. The 33 foot kitchen/sitting/dining room provides enough space for both entertaining and relaxing. Bi-fold doors lead to a large patio area which includes a sheltered area to enjoy an outdoor BBQ chimney and the evening sunsets. The contemporary and fitted kitchen has integrated appliances, a range of wall and floor cupboards and a breakfast island. Beautifully finished, each of the three bedrooms boasts en-suite facilities. Bedroom one also has double doors opening onto the patio area.









Approximate Area = 1411 sq ft / 131.1 sq m

For identification only - Not to scale



Garden - To the front drive there is ample space to park several vehicles. At the end of the landscaped garden there is an area of garden with a large workshop. This area is fenced adding privacy to the garden. There are double gates leading to the paddock which also can be accessed via Boxham Lane (what3words - joints.gravel.encoded).

Location - Located in a sought after semi-rural location approximately five miles to the south of Chichester and within easy reach of Chichester Marina and the popular beaches of East and West Wittering. The nearby village of Sidlesham has everyday amenities including a local pub, farm shop and primary school. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed south on the B2145 Selsey Road. Pass through the village of Hunston and on to Sidlesham Common. Take the first turning on the right into Lockgate Road. Continue past Boxham Lane and turn left into Fletchers Lane. The property is about half way down on the left. what3words - sheds.accordion.always

Chichester District Council - 25/26 Tax Band F £3,373.88 EPC-E

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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