



THE GRANGE

Sack Lane, Lidsey, PO22 9PE

Guide Price: £899,000 Freehold

CHAIN FREE



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PROPERTY SUMMARY

Set in beautifully maintained gardens and grounds The Grange is an impressive and generously proportioned five-bedroom detached period house, offering around 3,282 sq. ft. of accommodation, with a further 548 sq. ft. of outbuildings.

Believed to date from the late 1930s, the house is an excellent example of properties from this era, showcasing many of the architectural hallmarks of the time, including high ceilings, spacious rooms, and large windows that fill the interiors with natural light.



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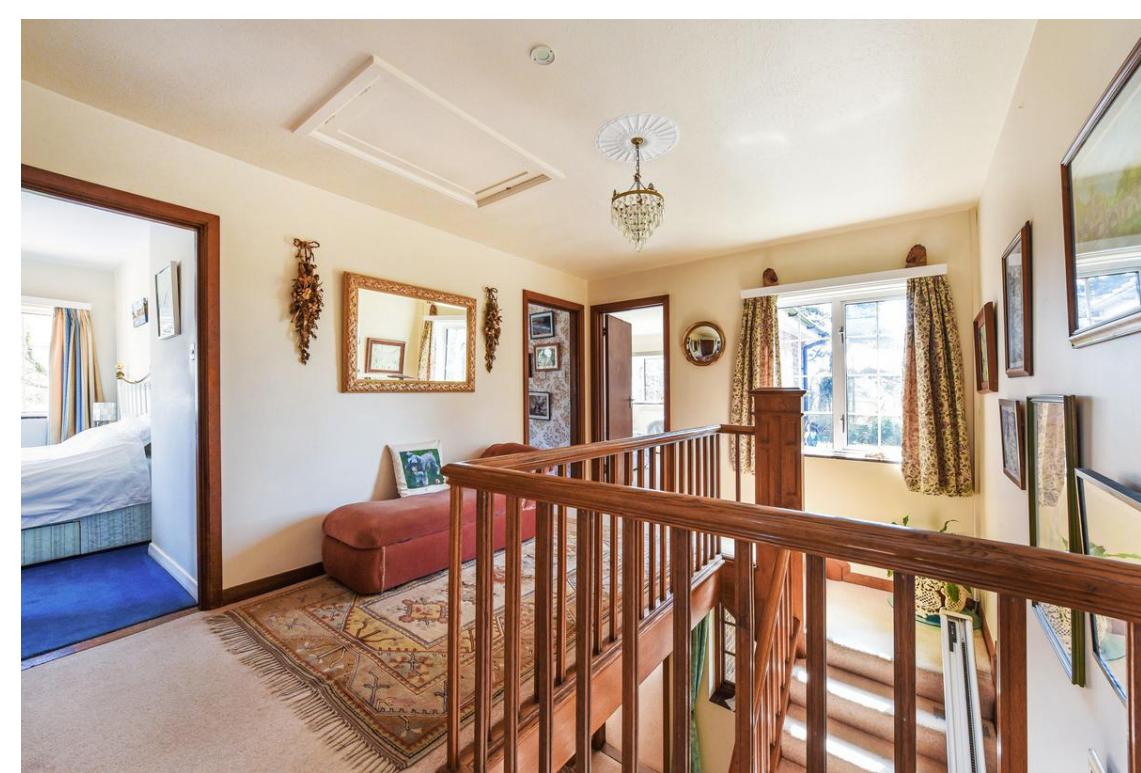


ACCOMMODATION

Approached via a sweeping circular driveway, the property enjoys a private and peaceful semi-rural position along Sack Lane—a quiet country lane on the northern edge of Lidsey. It lies just a few miles from Bognor Regis and around six miles south-east of the historic cathedral city of Chichester, offering a wonderful balance of countryside living and convenient access to both the coast and city.

The well-planned accommodation includes a welcoming entrance porch and hallway, cloakroom/WC, a generous sitting room opening into a UPVC double-glazed conservatory, a formal dining room, study, and a well-equipped kitchen with walk-in larder, open plan to a breakfast room. A utility/laundry room completes the ground floor.

On the first floor are five bedrooms, including two with ensuite shower rooms, as well as a family bathroom and a separate WC. All rooms enjoy attractive views over the gardens and surrounding countryside.




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FLOOR PLAN

The Grange, Sack Lane, Lidsey, PO22 9PE

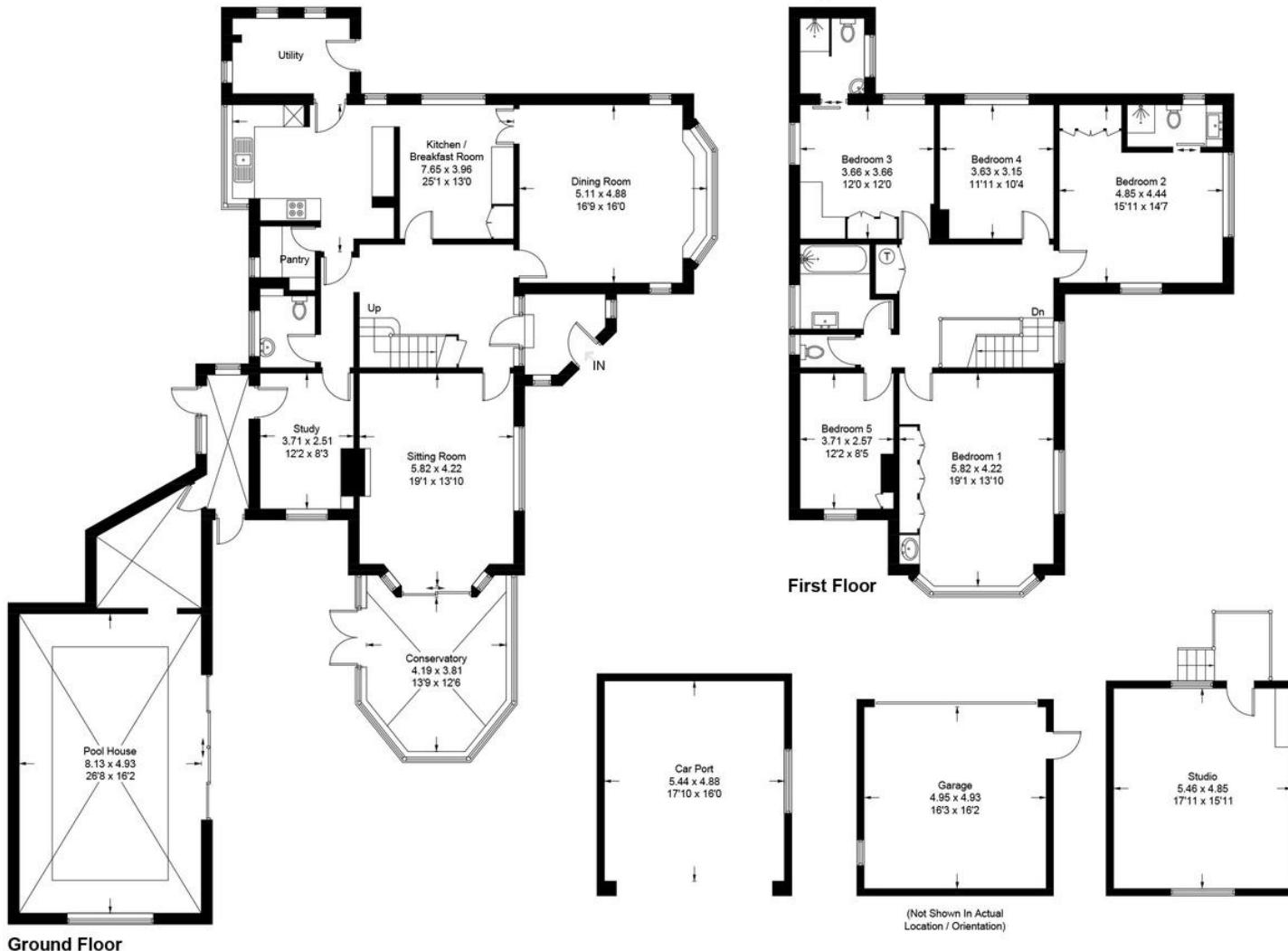
Approximate Gross Internal Area = 304.9 sq m / 3282 sq ft

Outbuildings = 50.9 sq m / 548 sq ft

Total = 355.8 sq m / 3830 sq ft

(Including Pool House & Excluding Car Port)

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1186956)

LOCATION PLAN

The Grange, Sack Lane, Bognor Regis, West Sussex, PO22 9PE



Promap
LANDMARK INFORMATION

Plan not to scale - for identification purposes only

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OUTSIDE

Outside, the property is set within beautifully landscaped gardens, with formal lawns to the front and further garden areas to the east, west, and north. To the south of the detached garage is an area of mature orchard and a generous space ideal for a vegetable patch.

The property has an indoor swimming pool but is in need of complete renovation and refurbishment as it has not been used for several years.

To the west of the house lies a charming pond, which provides a peaceful setting with a lovely evening aspect. Please note that while it forms a key part of the outlook and ambience of the grounds, the pond itself falls outside the property's legal title boundary, and prospective purchasers should satisfy themselves regarding the position.

Outbuildings include a large garage, a carport with a generously sized room above, and a timber summerhouse, offering flexible ancillary accommodation or potential workspace.

N.B. An adjoining paddock of approximately 0.82 of an acre may also be available by separate negotiation.



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LOCATION

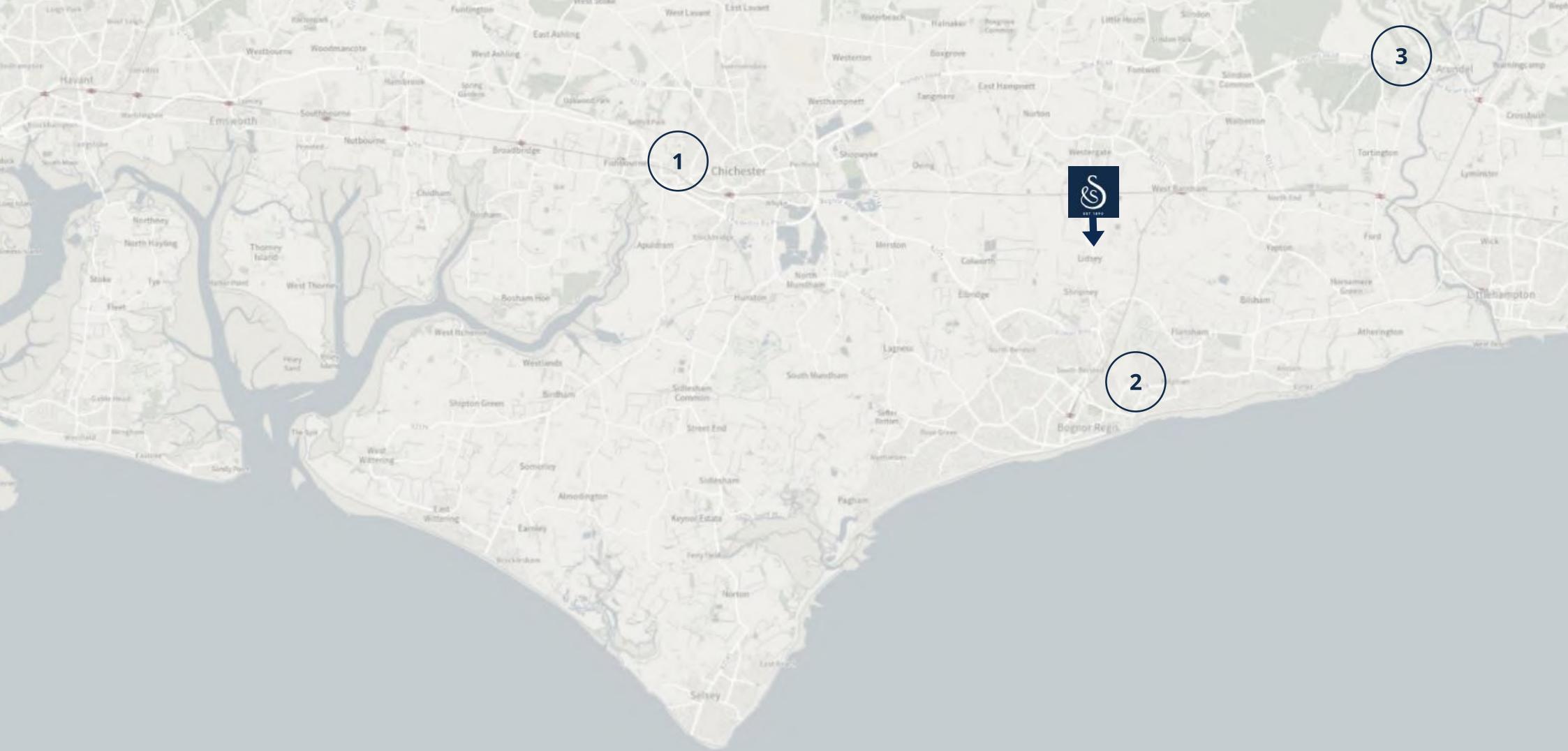
Lidsey is a small and desirable rural hamlet surrounded by open farmland, offering a tranquil lifestyle while remaining well connected.

Nearby Barnham provides useful local amenities and a mainline station with regular services to London Victoria and the seaside town of Bognor Regis is close by and offers a full range of shopping and recreational facilities.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival. The South Downs National Park is also within easy reach





LOCAL AREA

1 Chichester

2 Bognor Regis

3 Arundel

/// what3words: donor.boxer.erase

- Services: Mains gas and electricity. Private sewage treatment plant.
- Tenure: Freehold
- Local Authority: Arun District Council
- Council Tax Band: Band G
- Energy Rating: Band D



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Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.