



Smallbrook, School Lane,  
Nutbourne, PO18 8RZ



VIEWING ESSENTIAL for this Spacious Detached Family Home located South of the A259 close to Nutbourne Nature Reserve and Chichester Harbour. The property constructed in the late 20th Century offers an opportunity to embrace the Harbourside lifestyle. Accommodation comprises: Entrance Hall. Spacious Twin Aspect Sitting Room. Kitchen/Breakfast Room. Utility Room. Study. Bedroom 5. Shower Room. First Floor; Principle Twin Aspect Bedroom with South facing Balcony. Guest room with En-Suite Shower Room. Bedroom 3. Bedroom 4. Family Bathroom. Warm by Gas heating and Double Glazing. The Property has ample parking for boats, campervans, cars and has an integral garage. Outside the property has South facing mature well stocked gardens, Orchard Area. In addition, there is an attractive outside flat bottomed pool with a paved terrace, Pool House, Garden Shed and Summer House.

- DETACHED FAMILY HOME
- CLOSE CHICHESTER HARBOUR
- SPACIOUS LIVING ACCOMODATION
- 4/5 BEDROOMS 3 BATHROOMS
- LARGE MATURE GARDEN PLOT
- AMPLE PARKING & GARAGE
- OUTSIDE SWIMMING POOL
- VIEWING ESSENTIAL

Asking Price  
£1,250,000  
Freehold





# Accommodation

## Ground Floor

- Entrance Hall
- Open plan Kitchen/Dining Room
- Utility Room
- Sitting Room
- Study
- Shower Room
- Bedroom Five



## First Floor

- Bedroom One, with doors opening out onto the balcony.
- Bedroom Two with Ensuite Shower Room
- Bedroom Three
- Bedroom Four
- Family Bathroom

## External

- Driveway with ample parking
- Garage
- Large Garden with Swimming pool
- Pool House
- Summer House
- Shed





## Location

This property is situated a short distance from Chichester Harbour, with access to foreshore walks, water-based leisure pursuits and is well placed for easy access to the Cathedral City of Chichester. Located South of the A259 in Nutbourne. It is set back from the lane, nestling between the South Downs National Park, with its country pursuits, and Chichester Harbour, An Area of Outstanding Natural Beauty, (AONB) favoured by sailors and walkers.

There is, within easy reach, a Farm Shop, Co-op and local shops including doctors & dentist surgeries. There are also excellent transport links with its local bus service and nearby train station on the South Coast Line with routes to London & South Coast Cities.

EPC: D

Council Tax: G




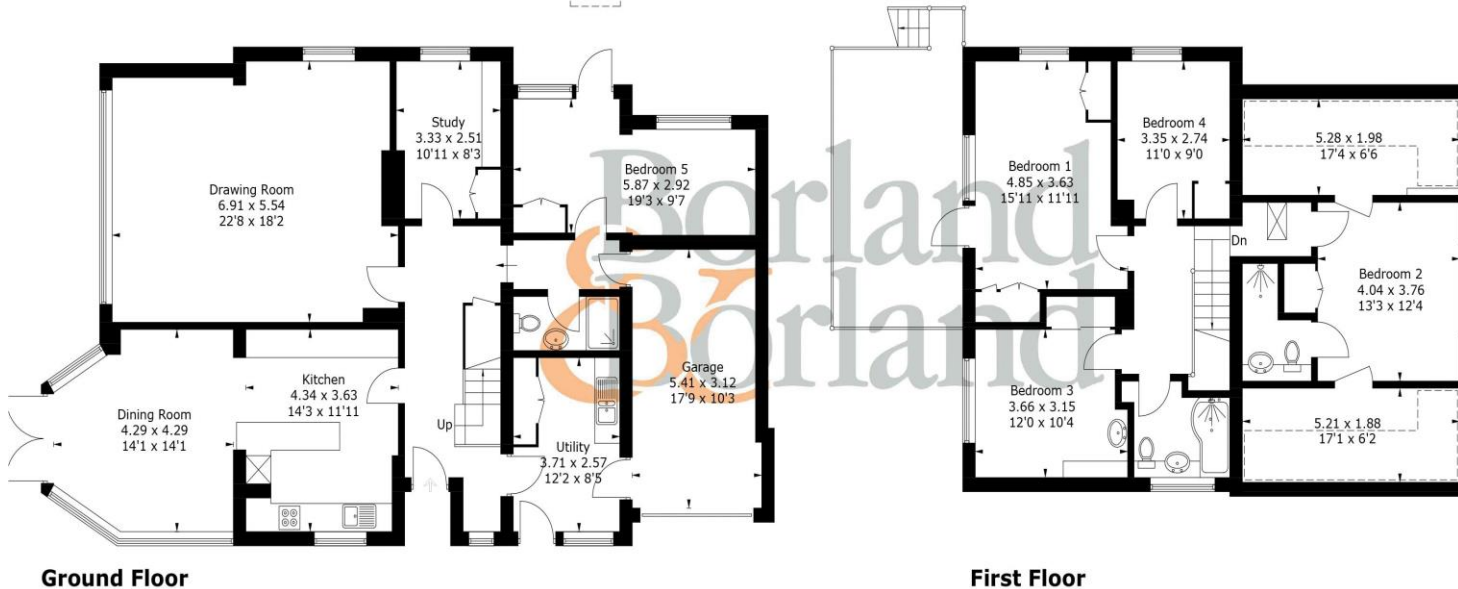


# Small Brook, School Lane, PO18 8RZ

Approximate Gross Internal Area = 245.9 sq m / 2647 sq ft  
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



**Directions**  
SATNAV: PO18 8RZ

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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. (ID963036)

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