



Quay House, Sidlesham, West Sussex

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A stunning Grade II listed Tudor village house, with guest house, in one of the **most sought-after positions** on the south coast.

**Summary of accommodation**

Entrance hallway | Drawing room | Sitting room | Study | Kitchen/breakfast room with mezzanine | Cloakroom | Utility room | Summer kitchen

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Two further bedrooms | Family bathroom

**Annexe:** Sitting room | Bedroom | Bathroom

**The Boathouse:** Sitting room | Study/bedroom three | Kitchen/breakfast room | Ground floor bathroom

Bedroom with en suite bathroom | Bedroom | Bathroom

Gravel driveway | Stone-flagged courtyard | Boathouse courtyard | Formal gardens | Field

In all approaching an acre

**Distances**

Chichester station 5 miles (London Victoria from 1 hour 40 minutes), Chichester city centre 5.5 miles, West Wittering 7 miles, Bosham 9 miles

Havant station (London Waterloo from 1 hour 20 minutes), Portsmouth 21 miles, Southampton Airport 36 miles, London 72 miles

(All distances and times are approximate)



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## Situation

Quay House occupies a prime position on the waterfront in the hamlet of Sidlesham immediately south of the cathedral city of Chichester. A remarkably tranquil hamlet, Sidlesham is home to the famous Crab and Lobster restaurant and boutique hotel, offering some of the finest seafood in the country in an informal and relaxed atmosphere. Sidlesham is just outside the Chichester Harbour area of outstanding beauty and forms part of the Pagham Harbour RSPB reserve. Chichester itself provides a comprehensive range of shops, bars and restaurants arranged partly within the ancient walls, now a pedestrianised area. The arts are well catered for as the city is home to the internationally renowned Festival Theatre, Minerva Theatre and Pallant House Gallery, which houses one of the most significant modern art collections on the south coast.

The nearby waters of the Solent are particularly popular with sailors and the area has a wide choice of sailing clubs including Itchenor, Birdham, Bosham and nearby Chichester Marina. The National Trust reserve of East Head is some seven miles away and there are footpaths leading directly from Quay House, offering wonderful walks and rides over the surrounding countryside and through the salt marshes.

Other attractions include Goodwood with its internationally known racecourse but also providing many other facilities including a private country club, golf course and airfield. Goodwood also plays host to the annual Festival of Speed and the Revival at its historic motor circuit. The nearby South Downs National Park is criss-crossed with many footpaths and bridleways providing excellent facilities for mountain biking, horse riding and walking.

Road access to London is via the M27/A3 or the A285 to Petworth to the A283 joining the A3 at Milford. The mainline station situated in Chichester provides a regular service to London Victoria in around 1 hour and 40 minutes. An alternative slightly faster rail service to London is also available from Havant in about 1 hour 20 minutes to London Waterloo.





## Quay House

The main house is Grade II listed and believed to date back to the 1520s with some later additions from the 1920s. The property was fully updated and refurbished in 2020/2021 bringing the property up to date and to perfectly fit the needs of the modern family. As one would expect from a property of this era, Quay House boasts some impressive period features including oak beams, original stone, brick-flagged floors and beautiful windows. The period feel has been further enhanced with our clients having completely redecorated the property during the refurbishment, using a stunning pallet of colours to give each room and space its own individual character, adding to the special nature of the property.

Notable in a property of this age, Quay House features an impressive, vaulted kitchen/breakfast room with windows looking directly out over the salt marshes and water to the south, with this space also featuring a wonderful mezzanine level providing an excellent space for relaxation and Sunday morning coffee.

The property also offers excellent flexibility of accommodation with five bedrooms and four bathrooms currently serving as four bedrooms with a ground floor guest flat/annexe.







# Quay House

Approximate Gross Internal Floor Area  
3703 sq ft / 344.0 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## The Boathouse

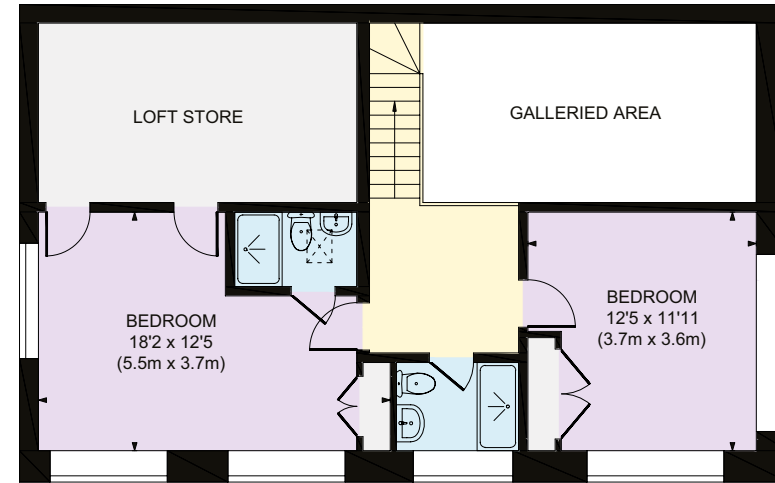
A stunning property in its own right, The Boathouse was completely reconfigured during the recent refurbishment works and offers excellent accommodation ancillary to the main house. Rated separately for council tax, The Boathouse offers two bedrooms and two bathrooms to the first floor, while to the ground floor are a stunning sitting room with double doors leading out onto a private terrace, a generously sized kitchen/breakfast room and also a study (an occasional third bedroom) and ground floor shower room, perfect for visiting friends and family.



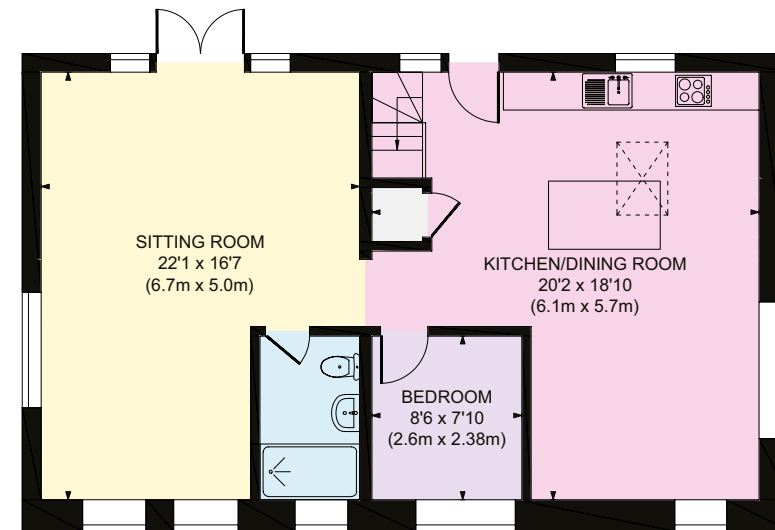
## The Boathouse

**Approximate Gross Internal Floor Area**  
1496 sq ft / 139.0 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor









## Gardens and grounds

Quay House is accessed directly off Mill Lane via a gravel driveway providing parking for several cars and also featuring an electric car charging point. Directly off the rear of the property is a beautiful courtyard which, during the summer months, gives a very Mediterranean feel and features a beautiful Yew tree and also a historically significant Mulberry tree, believed to date back to the 1500s. The windows leading from the kitchen/breakfast room are able to be removed, making a wonderfully open and airy entertaining space during the summer months.

The remaining grounds to the rear of the property feature a stunning walled garden with established shrub borders and mature trees offering great privacy. To the northwest of the property is a field, which historically housed a tennis court, but is currently used as a play area and is distinct from the main garden and bounded by estate fencing and old walls.

## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas-fired central heating.



## Directions (PO20 7LX)

**What3Words:** owned.chatted.surnames

## Viewings

All viewings are strictly by appointment with the sole selling agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council: 01243 785166

**Council Tax:** Quay House – Band H, The Boathouse – Band B

**EPC Ratings:** Quay House – E, The Boathouse – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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