



Bell & Blake
SALES & LETTINGS

Rosemary Cottage, Sandy Lane, East Ashling, Chichester West Sussex

Asking Price £1,100,000

Rosemary Cottage, Sandy Lane, East Ashling, Chichester, West Sussex, PO18 9AT



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N/A

- ▶ Stunning character property in convenient, but peaceful semi-rural setting
- ▶ Large detached garage with room above
- ▶ Kitchen diner and 2 large reception rooms with fireplaces and study
- ▶ 3 Well proportioned bedrooms
- ▶ Grade II Listed
- ▶ Master with ensuite
- ▶ 1/3 acre plot, with secluded south facing garden
- ▶ Downstairs WC and utility room
- ▶ Large electric gated driveway with turning space
- ▶ Local country pub and bus stop just past the end of the lane

Enjoying a highly desirable position in the sought-after village of East Ashling, this property offers an exceptional lifestyle defined by its proximity to some of West Sussex's most celebrated attractions. The renowned Goodwood Estate is close by, hosting world-class motorsport and horse racing events, while the breathtaking landscapes of the South Downs National Park and the South Downs Way provide endless opportunities for walking, cycling, and outdoor pursuits. Nearby, Kingley Vale National Nature Reserve is renowned for its ancient yew forests and panoramic views, offering a truly special natural setting. The stunning coastline at West Wittering Beach is within easy reach, and Chichester Marina offers excellent sailing facilities alongside popular waterside dining. Adding to the appeal, the well-regarded Horse & Groom sits conveniently at the end of the lane, creating a true village feel.

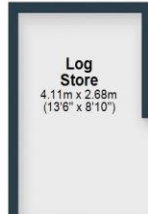
Situated towards the end of a quiet lane, the property itself enjoys a semi-rural setting with a wonderful sense of peace and privacy. The principal reception rooms are notably spacious, each benefiting from a dual aspect that enhances the sense of light and space throughout. The kitchen diner is complemented by a useful utility area, along with a separate study and cloakroom, offering flexibility for modern living. On the first floor, the principal bedroom enjoys attractive views over the garden, fitted wardrobes, and a generous en-suite facility. Two further bedrooms (one with an en-suite cloakroom) and a family bathroom/WC complete the accommodation.

The property stands within gardens of approximately one-third of an acre. To the front, a substantial gravelled area provides off-road parking for several vehicles, with access via an electric gate. To the side and rear, there is a timber garage and a separate workshop. The enclosed garden is private and well-maintained, predominantly laid to lawn. Overall, this is a rare opportunity to acquire a home that offers the perfect blend of character and practicality, set within a highly desirable and well-connected location.

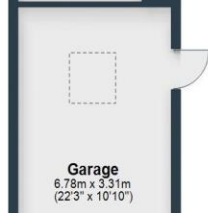
Council Tax Band: G



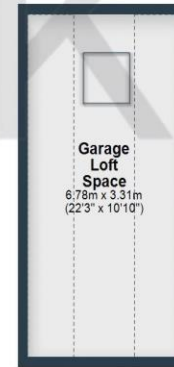
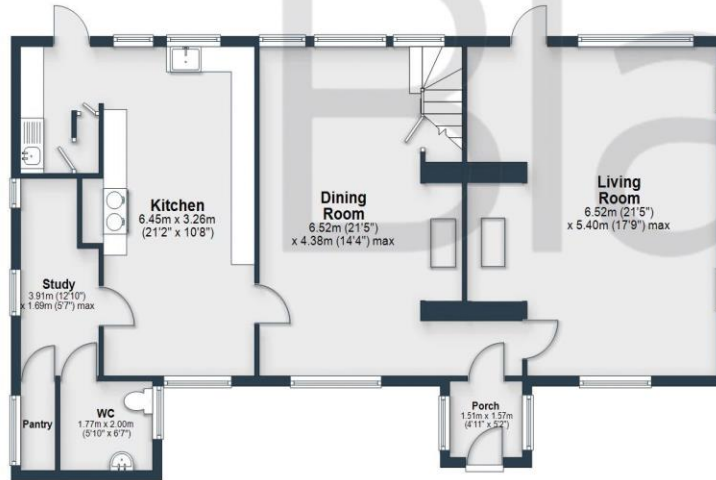




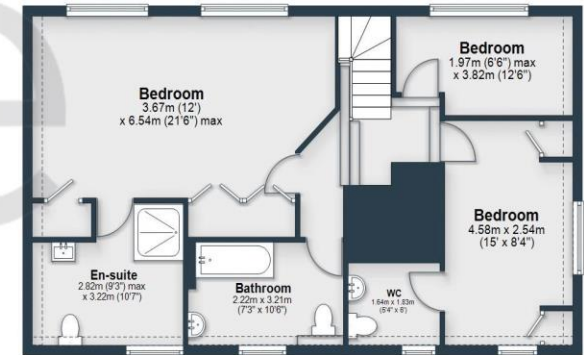
Outbuildings Not in
Exact Location



Ground Floor
Main area: approx. 105.4 sq. metres (1134.9 sq. feet)
Plus garages: approx. 22.4 sq. metres (241.9 sq. feet)
Plus outbuildings: approx. 28.1 sq. metres (302.4 sq. feet)



First Floor
Main area: approx. 75.4 sq. metres (812.0 sq. feet)
Plus garages: approx. 22.4 sq. metres (241.9 sq. feet)



Main area: Approx. 180.9 sq. metres (1946.8 sq. feet)
Plus garages: approx. 44.9 sq. metres (483.1 sq. feet)
Plus outbuildings: approx. 28.1 sq. metres (302.4 sq. feet)

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