



# NUMERODEUX

2 Keynor Lane, Sidlesham, PO20 7NL

Guide Price: £685,000 Freehold



STRIDE & SON



# PROPERTY SUMMARY

Located in Sidlesham, a sought-after village, some 5 miles south of Chichester a semi-detached former Land Settlement property having enormous potential to create a fine family home, set in gardens and grounds extending to some **0.7 of an acre.**



STRIDE & SON



## ACCOMMODATION

The property which extends to 1,856 sq. ft. currently comprises a large entrance hall, bathroom with shower, WC and wash hand basin, double aspect kitchen/dining/breakfast room with glazed sliding doors leading to the garden, sitting room and a study/5th bedroom on the ground floor with 4 bedrooms and a spacious family bathroom and ample under-eaves loft storage on the first floor.

Outside, the property enjoys a generous garden, with a large lawned area to the rear featuring mature fruit trees. A well-established hedge provides natural screening along the boundary with the adjoining property. To the front, a charming west-facing garden offers pedestrian access to Keynor Lane. To the side, there is an additional garden area, predominantly laid to lawn with several mature trees. Additionally, a semi-detached garden shed is located adjacent to the rear door.

The property sits in approximately 0.7 of an acre of ground and includes several outbuildings in need of repair and modernisation, including a former piggery and a battery shed. These structures may have potential for residential conversion, subject to necessary consents.

**N.B.** As they were last actively used for agricultural purposes, prospective purchasers are advised to conduct their own enquiries regarding conversion potential. A driveway from Keynor Lane provides ample parking for multiple vehicles.



STRIDE & SON







# FLOOR PLAN

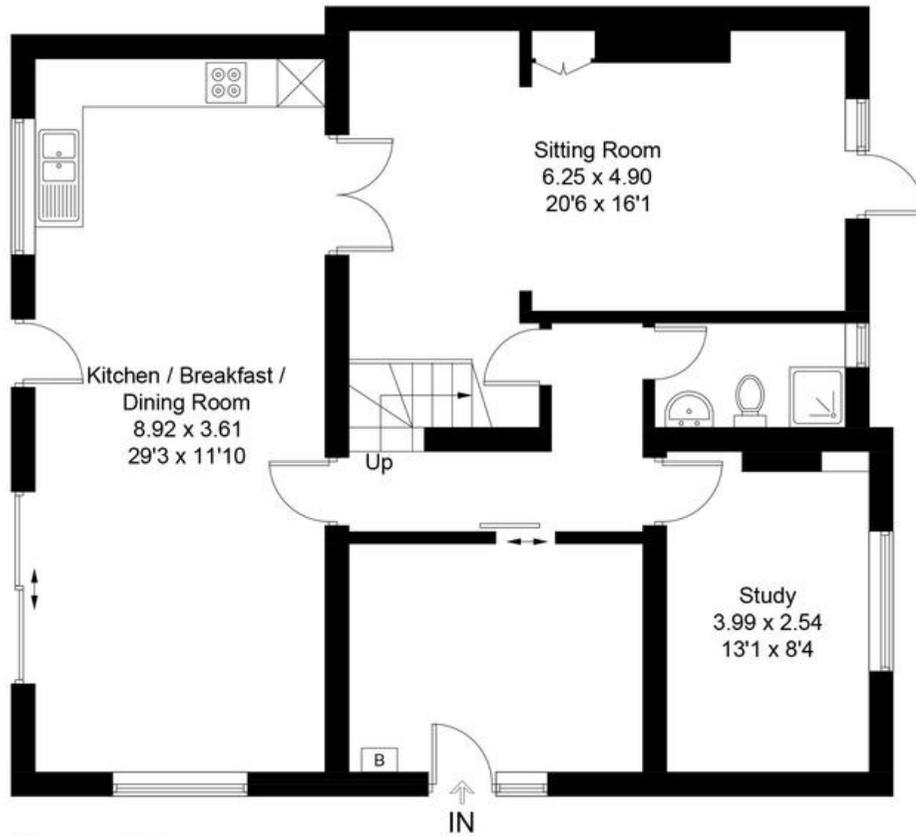
Numerodeux, Sidlesham, PO20 7NL

Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft

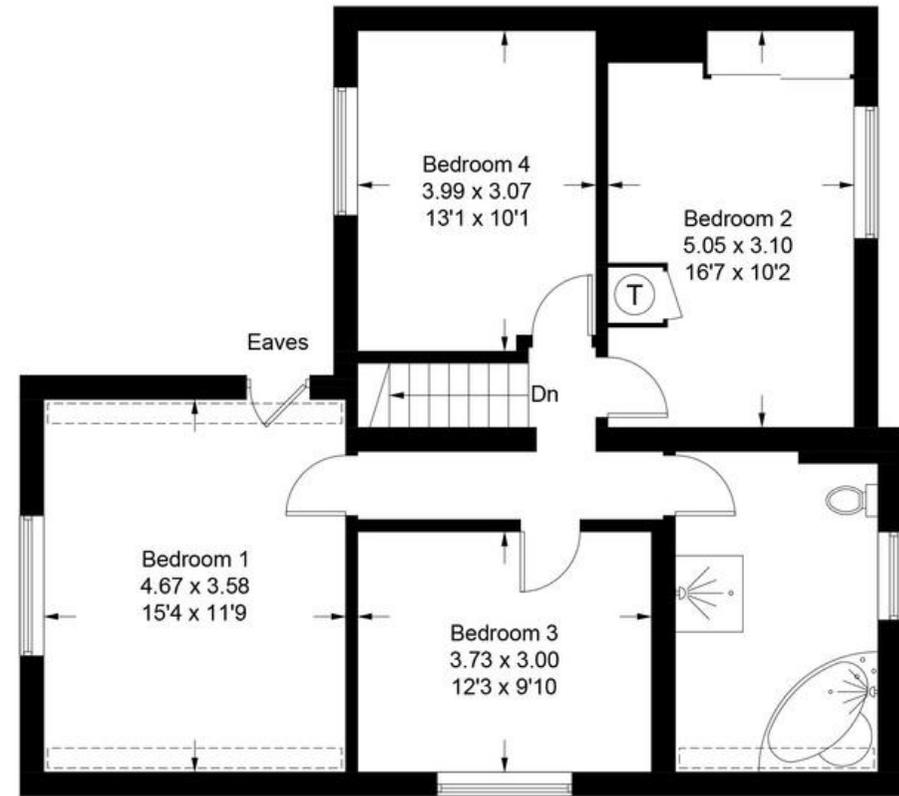


Produced for Stride & Son Estate Agent.

 = Reduced headroom below 1.5m / 5'0"



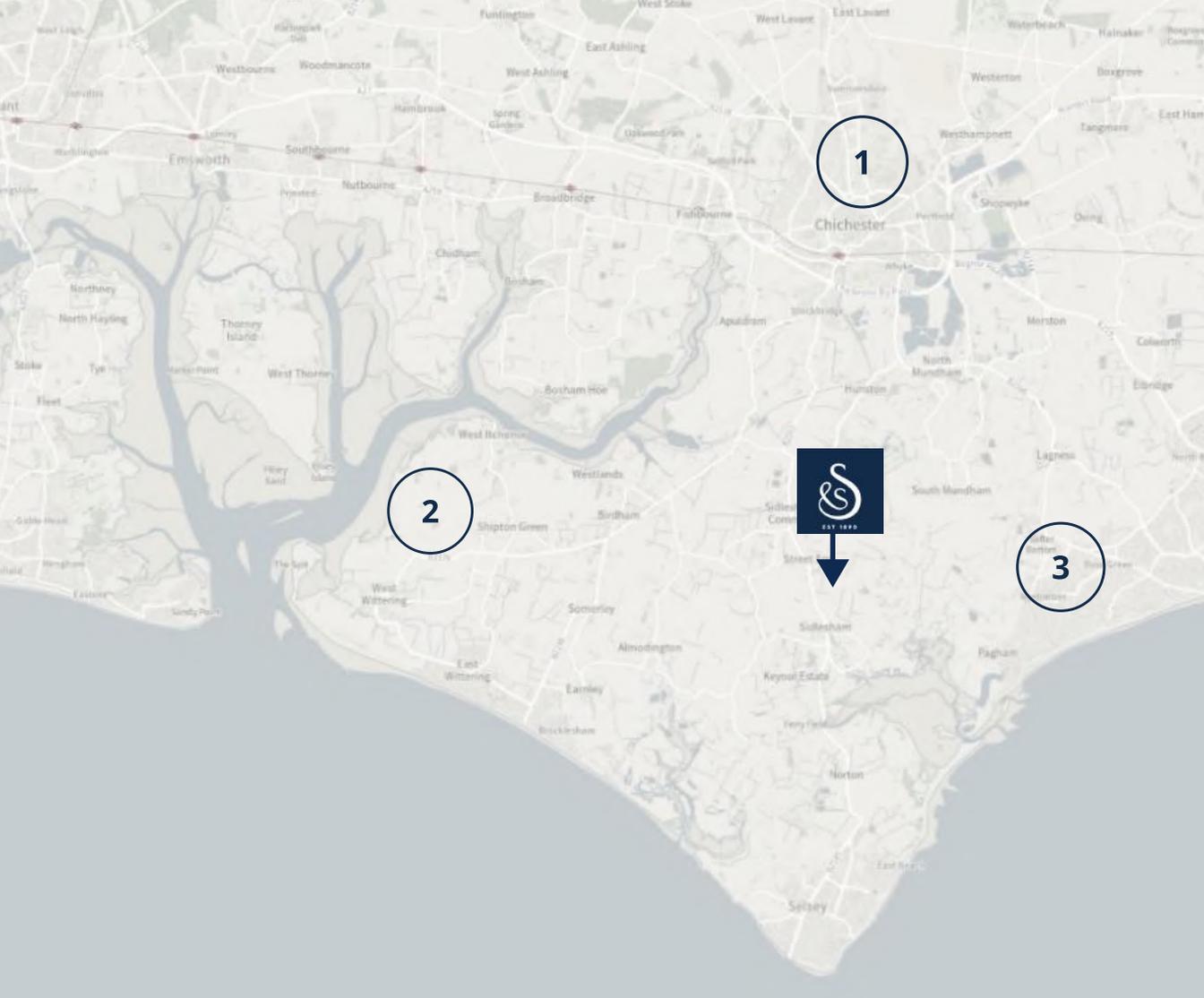
Ground Floor



First Floor

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. (ID1181755)



# LOCATION

Sidlesham lies approximately 5 miles to the south of Chichester and some 2 ½ miles from Chichester Marina. The beaches of West Wittering are easily accessible, and the picturesque Pagham Nature Reserve can be found within 2 miles. The village has a local primary school and nearby Birdham has a local store/post office, parish church and further primary school.

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 Qatar Festival.

# LOCAL AREA

1 Chichester

2 West Wittering

3 Pagham



what3words: skill.split.daydream

- Services: Mains drainage. Oil Fired central heating. Separate electric bill for the sheds.
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band D
- Energy Rating: Band E



# STRIDE & SON

STRIDE & SON  
37 SOUTH STREET  
CHICHESTER  
PO19 1EL

01243 782626  
[strideandson.co.uk](http://strideandson.co.uk)



**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.