



Westway, Selsey Road, Sidlesham, PO20 7LR

Guide Price £499,000

Westway, Sidlesham

A spacious semi-detached house standing in over a third of an acre of mature garden.

- Attractive semi-detached Edwardian home
- Period charm retaining many original features
- Large garden backing onto open fields
- Spacious ground floor with extended sitting room
- Separate dining room
- Four bedrooms
- Extensive 48'10 attached garage/workshop with cloakroom
- Driveway with turning area and enclosed front garden
- Excellent scope to extend (STPP)
- No onward chain

This attractive four-bedroom semi-detached Edwardian home retains a wealth of original character features, including internal doors, picture rails, while benefiting from modern conveniences such as gas-fired central heating, mains drainage and uPVC double glazed sash windows.

Set in just over one-third of an acre, the property enjoys a mature, parkland-style rear garden backing onto open fields and screened by established trees, offering a high degree of privacy.





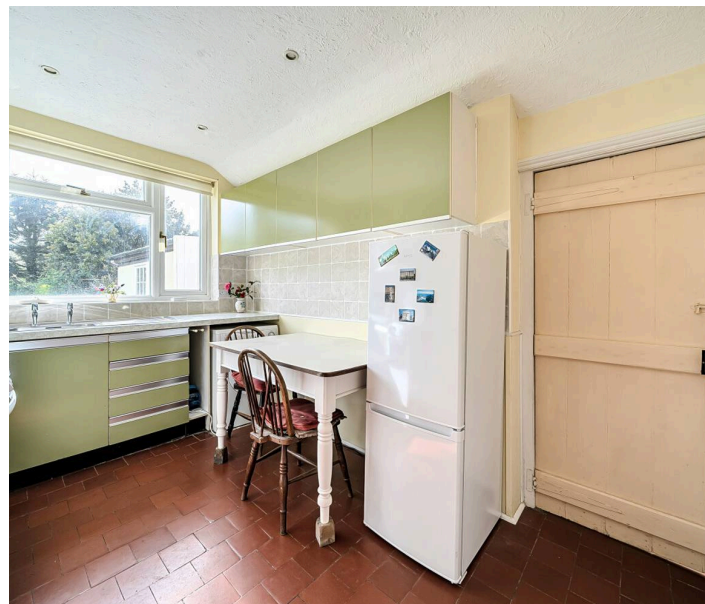
The ground floor comprises a welcoming porch and entrance hall, an extended sitting room arranged as two informal seating areas, a separate dining room, a kitchen and a ground-floor bathroom.

Upstairs, there are four well-proportioned bedrooms, along with a door leading to a spacious storage room with further potential.

Externally, the front garden is enclosed by a low wall and provides a driveway with additional hardstanding/turning space. An attached garage/workshop extends to approximately 48'10" in length and includes a cloakroom to one side.

The rear garden is a standout feature, offering expansive lawns and a variety of mature trees, creating a delightful outdoor setting.

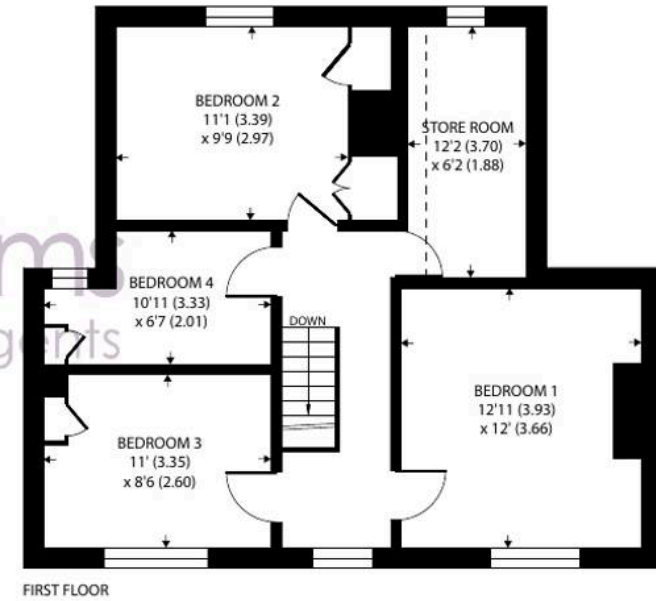
Chichester District Council - 26/27 Tax Band D £2,474.28 EPC-E







Denotes restricted head height



Approximate Area = 1357 sq ft / 126 sq m
Limited Use Area (s) = 69 sq ft / 6.4 sq m
Garage = 574 sq ft / 53.3 sq m
Total = 2000 sq ft / 185.7 sq m

For identification only - Not to scale



Location - Located in a sought after semi-rural location approximately five miles to the south of Chichester and within easy reach of Pagham Harbour RSPB Nature Reserve, Chichester Marina and the popular beaches of East and West Wittering. Sidlesham offers every day amenities including a local pub, petrol station and primary school. There is a regular bus service which runs to Chichester and Selsey, with the bus stop being approximately 70 metres from the property. Nearby Mill Lane gives access to Sidlesham Quay, Pagham Harbour and the well regarded Crab & Lobster public house/restaurant. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed south on the B2145 Selsey Road. Pass through the village of Hunston and on to Sidlesham. On entering Sidlesham, pass the Sidlesham Memorial Recreation Ground and Keynor Lane (signposted to Sidlesham CP School) on your right and Westway is a short distance along on the left. What3words - cuddling.soft.hologram

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

