



Numerodeux Keynor Lane, Sidlesham - PO20 7NL

Guide Price £685,000



STRIDE & SON

# Numerodeux Keynor Lane

Sidlesham, Chichester

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.







## Numerodeux Keynor Lane

Sidlesham, Chichester

Set within a plot of approximately 0.7 acres, this family home offers 1,856sq.ft of flexible accommodation, extensive gardens to the front, side and rear, and a range of outbuildings with future potential, subject to the necessary consents.

The property comprises a large welcoming entrance hall, leading to a spacious double aspect kitchen/dining/breakfast room with glazed sliding doors offering views out to the orchard and garden.

A spacious sitting room with French doors opening to the front garden, plus a study/5th bedroom with adjacent shower room on the ground floor.

Upstairs are a further 4 good-sized bedrooms and a large family bathroom. There is also the benefit of ample under-eaves loft storage.



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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E







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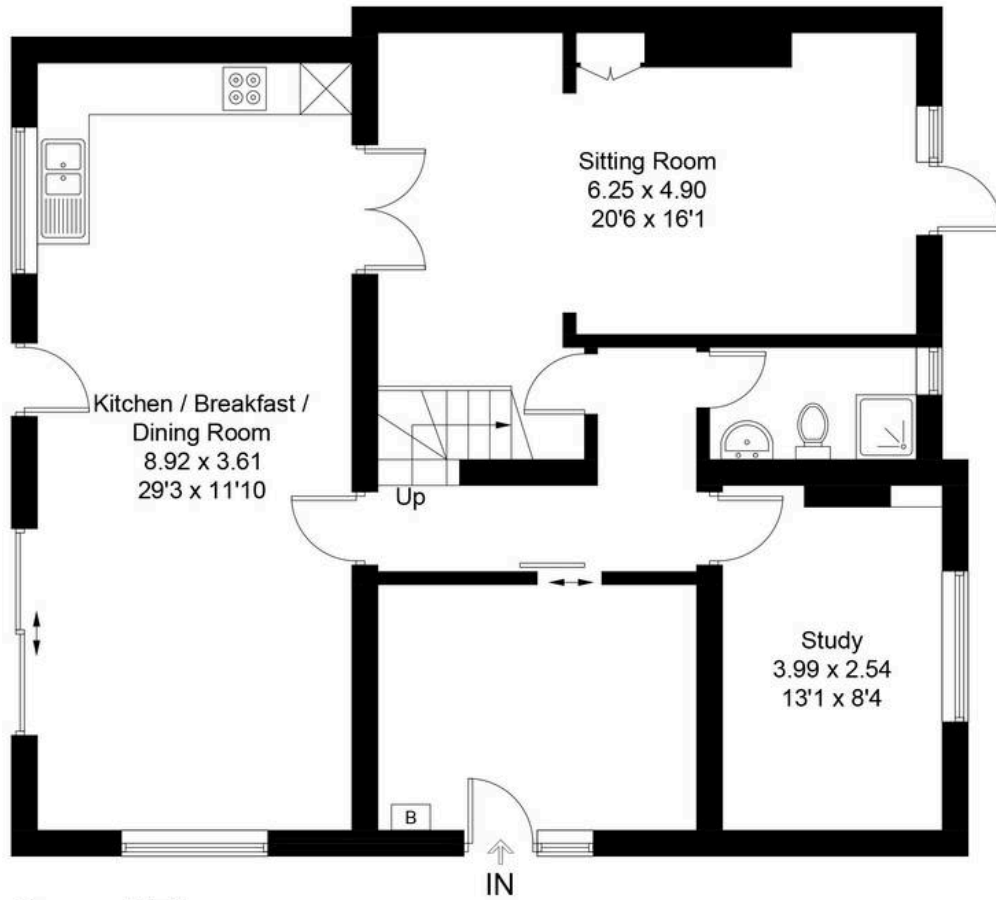
# Numero Deux, 2, Keynor Lane, PO20 7NL

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

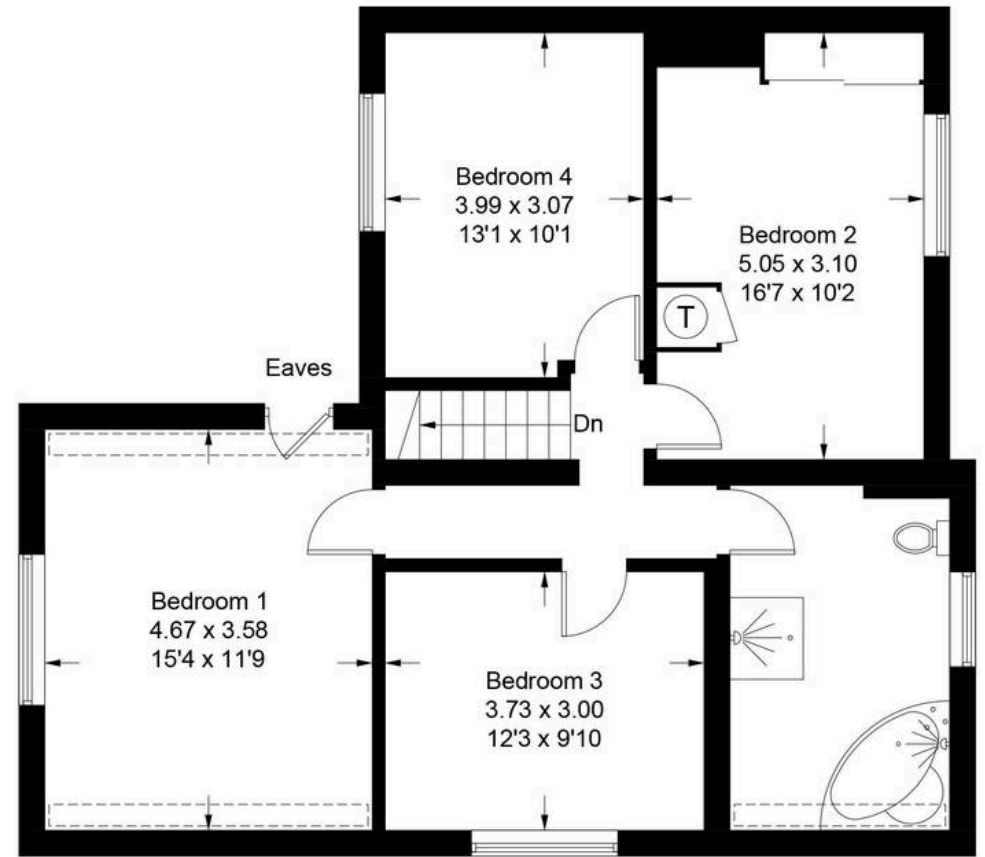


Produced for Stride & Son Estate Agent.

 = 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)



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