Bona Vista, Chalder Lane, Sidlesham, PO20 7RJ

Guide Price **£1,150,000**

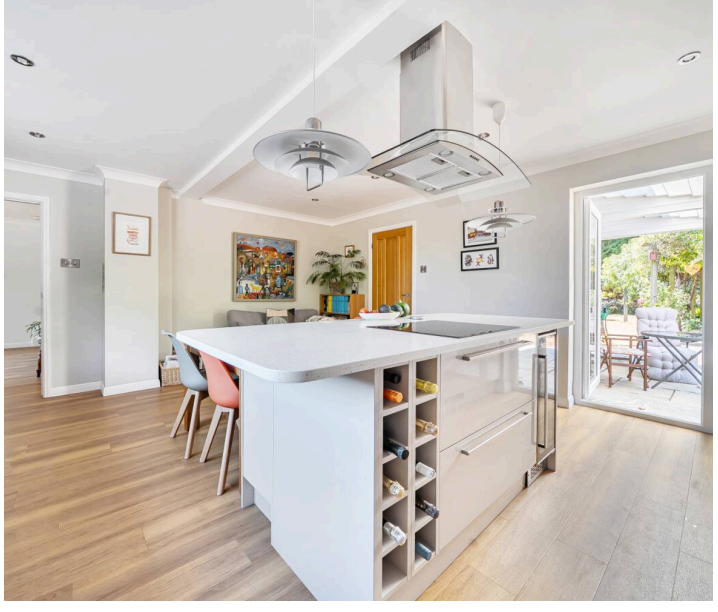
Henry Adams
estate agents

Bona Vista, Sidlesham

- Individually designed detached house extending to approximately 2,274 sq ft
- Mature 0.52-acre gardens offering privacy and seclusion
- Delightful semi-rural setting, approximately five miles south of Chichester
- Bright and spacious four-bedroom accommodation
- Fabulous triple-aspect open-plan sitting and family room with open fireplace
- Family room with part-vaulted ceiling, Velux windows and bi-fold doors
- Impressive kitchen/breakfast room with quartz worktops and central island
- Principal bedroom with built-in wardrobe and en suite shower room
- Detached double garage, private driveway and boarded loft space
- Attractive gardens with extensive lawns, multiple patio areas, summer house, sunken pond and feature arbour

An individually designed detached house extending to approximately 2,274 sqft, built in 1982 and occupying a mature plot of approximately 0.52 of an acre.

The property enjoys a delightful semi-rural setting, approximately five miles south of Chichester and a similar distance from the beach at Church Norton and the RSPB Nature Reserves at Pagham Harbour and Medmerry.



The house is presented in excellent decorative order and offers bright, spacious and versatile accommodation arranged over two floors.

A spacious entrance porch leads into a welcoming entrance hall with cloakroom. The fabulous open-plan triple-aspect sitting room and family room forms a particularly impressive living space. The sitting room features an attractive open fireplace with feature surround, whilst the family room benefits from a part-vaulted ceiling with Velux windows and bi-folding doors opening directly onto the rear garden.

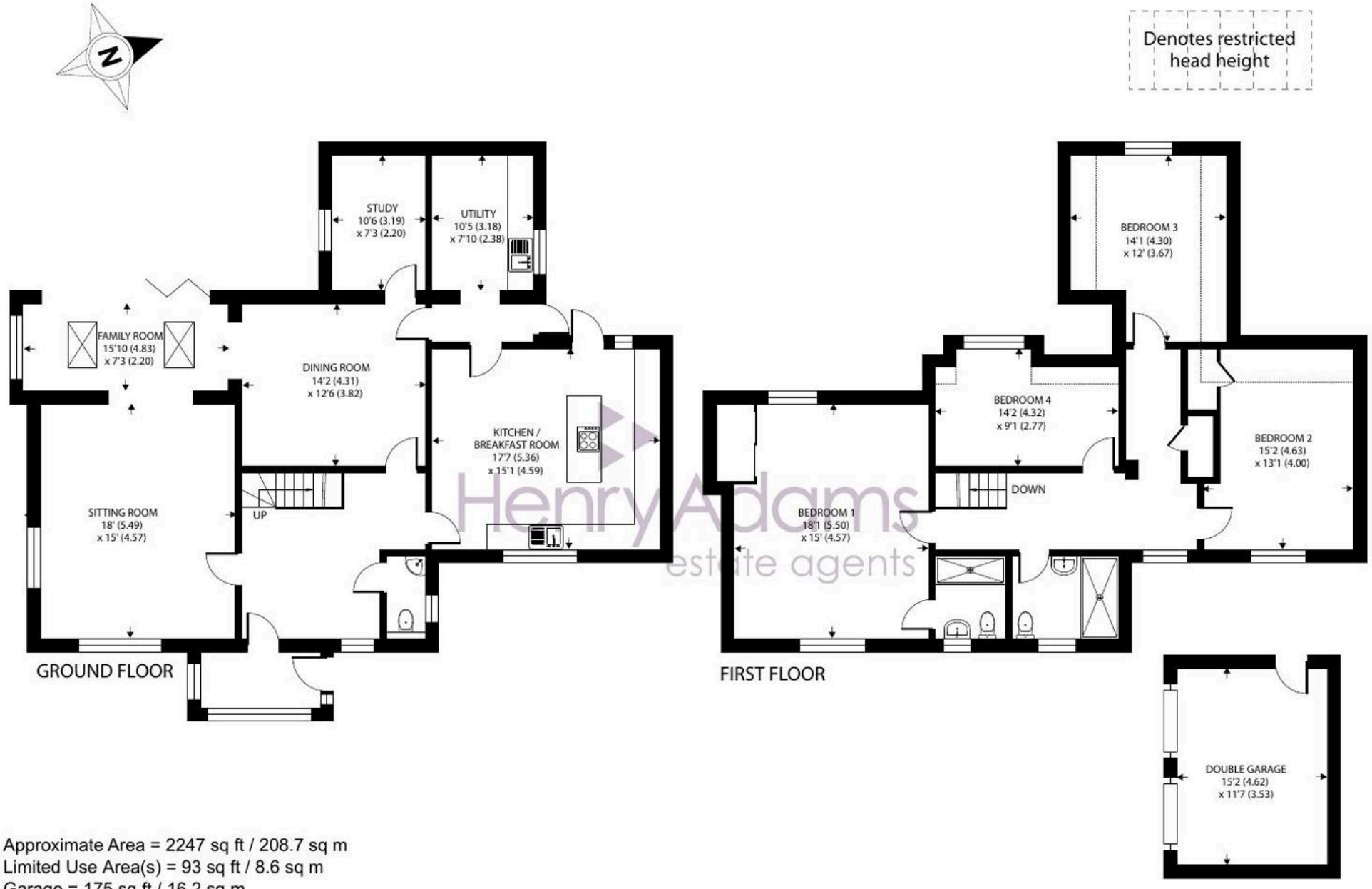
A square archway leads through to the dining room, which has a door providing access to the study, together with a rear hall and door to outside. Off the rear hall there is a door to leading to the utility room which is fitted with a range of floor and wall mounted cupboards and space for washing machine.

The kitchen/breakfast room is a particular feature of the property, fitted with an extensive range of floor and wall-mounted cupboards, quartz work surfaces and a matching central island incorporating an induction hob with ceiling-mounted extractor. Integrated appliances include an AEG double oven, with the upper oven incorporating combination convection and microwave functions, together with an integrated fridge, freezer and wine cooler.

On the first floor there are four well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. The principal bedroom enjoys an en-suite shower room.

Outside, a private driveway leads to a detached double garage with twin electrically operated doors and a useful, boarded loft space above. The gardens wrap around the property and extend to approximately 0.52 of an acre. There are extensive areas of lawn, together with a number of patio areas providing opportunities to enjoy both sunshine and shade at different times of the day. A feature arbour provides an attractive focal point, while mature trees, shrubs and planting create a wonderful sense of privacy and seclusion.

The property combines generous and versatile accommodation with a superb, mature garden and an attractive semi-rural setting, whilst remaining within convenient reach of Chichester and the beautiful south coast.



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Approximate Area = 2247 sq ft / 208.7 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 2515 sq ft / 233.5 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 Chichester Marina and the popular beaches of East and West Wittering. Sidlesham offers a local church and community together with every day amenities including a local pub and restaurant, petrol station with a 24-hour shop, primary school, vehicle repair and maintenance garage and several locally grown vegetable and flower stalls and a fresh fruit, vegetable and local produce outlet and café.

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, turn left before The Anchor public house into Church Lane, which proceeds into Chalder Lane. Bona Vista is the first property on the left. What3words - suggested.fortified.pacifist

Chichester District Council - 26/27 Tax Band G £4,123.80 EPC-D

Henry Adams - Chichester

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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.