



1 The Terrace, Mill Lane, Sidlesham, PO20 7NA

Offers In Excess of £365,000

1 The Terrace, Chichester

Delightful period cottage in an idyllic village setting.

- A charming blend of character and modern convenience
- Waterside village setting
- Farmland views
- Open plan sitting room/dining room
- Open fireplace
- Classic kitchen
- Two bright bedrooms
- Private cottage garden

Nestled within an idyllic, non-estate village setting just moments from the unspoilt beauty of Pagham Harbour RSPB Nature Reserve, this enchanting period cottage offers an exceptional blend of timeless character and refined modern living.

Surrounded by picturesque countryside with open farmland views to the rear, the property enjoys a wonderfully rural atmosphere with an abundance of scenic waterside walks nearby, along with The Crab & Lobster public house/restaurant.

Beautifully presented throughout, the cottage has been thoughtfully arranged to retain its traditional charm while providing the comfort and elegance expected of contemporary living.





At the heart of the home is a bright and inviting dual-aspect open-plan sitting and dining room. This elegant living space is filled with natural light and features a charming bay window alongside a characterful open fireplace, creating a warm and sophisticated setting for both relaxation and entertaining.

The classic Shaker-style kitchen is both stylish and practical, featuring a traditional butler sink and a recessed cooking area with an electric oven and gas hob. A half-glazed door provides direct access to the garden, seamlessly connecting indoor and outdoor living.

Upstairs, the first-floor hosts two beautifully appointed bedrooms, each enhanced by attractive cast-iron fireplace surrounds that reflect the property's heritage. The luxurious bathroom is elegantly designed, complete with a freestanding bath and a contemporary white suite, offering a tranquil retreat.

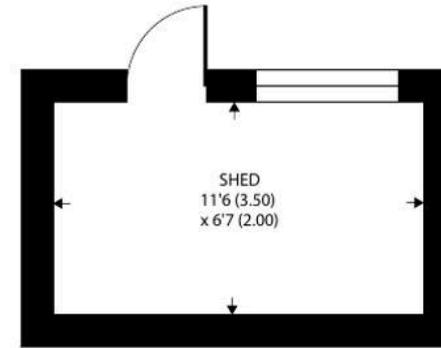
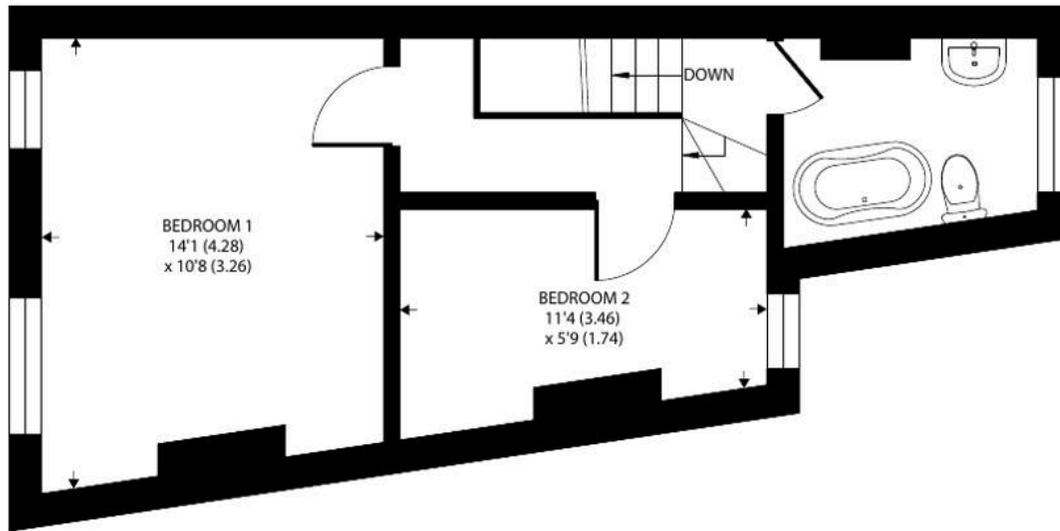
There is a large loft which opens itself to expanding the accommodation (subject to the necessary planning permissions).

Outside, the property is framed by charming cottage gardens, with a well-kept lawn and mature planted borders providing privacy and a quintessentially English setting for outdoor enjoyment.

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







FIRST FLOOR



GROUND FLOOR

Approximate Area = 778 sq ft / 72.2 sq m
 Outbuilding = 75 sq ft / 6.9 sq m
 Total = 853 sq ft / 79.1 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 every day amenities including a local pub, petrol station and primary school. 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 on your right and then after a quarter of a mile turn left into Mill Lane. 1 The Terrace is on the right after a short distance. What3words - [sizzled.fire.encroach](https://www.what3words.com/sizzled.fire.encroach)

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](https://www.henryadams.co.uk)

