



Brimfast Cottage, Brimfast Lane, Sidlesham Common, PO20 7PZ

Guide Price £500,000

 **Henry Adams**
estate agents



Brimfast Cottage, Sidlesham Common

A period property in need of modernisation.

- Character detached house
- Kitchen with utility room
- Sitting room
- Dining room
- Ground floor bathroom/WC
- Three bedrooms
- Garden with various outbuildings
- Gated off-road parking
- Modernisation required

This charming detached character home is set amidst open farmland and enjoys wonderful views of the surrounding countryside. The property features a kitchen with an adjoining utility room, a welcoming sitting room and a separate dining room, along with a ground floor bathroom/WC. Upstairs, there are three bedrooms. Access to one of the bedrooms is through a smaller door opening, adding to the property's unique character.

Outside, the home benefits from a range of useful outbuildings, gated off-road parking and a generous garden that provides a peaceful rural outlook. While modernisation and updating are required, the property presents an excellent opportunity to create a delightful family home in a beautiful countryside setting.







Brimfast Cottage, Brimfast Lane, Sidlesham Common, Chichester

Approximate Area = 1262 sq ft / 117.2 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1313 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
Produced for Henry Adams. REF: 1380243

Denotes restricted
head height

Location - Situated south of Chichester, in between Hunston and Sidlesham in quiet rural local. There is a local village store and post office in Hunston and nearby are the upper reaches of Pagham Harbour and its nature reserve along with the popular Crab & Lobster public house/restaurant. There is a bus link every fifteen minutes to Chichester and Selsey nearby. 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 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. 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 towards Sidlesham. Go past the Chichester (Hunston) Golf complex and after a short distance take the first turning on the left into Brimfast Lane. Proceed for approximately half a mile and the property will be on your right. what3words - snuggled.from.helper

Chichester District Council - 25/26 Tax Band E £2,854.81 EPC-G

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

