



Norton Lea Guest House, Chichester Road - PO20 9EA

Guide Price £750,000 - Freehold



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Norton Lea Guest House

Chichester Road, Chichester

Believed to date back to 1899, a detached property totaling just shy of 3,800 sq.ft. (inc. garaging), located on a generous plot of just under an acre, in the hamlet of Upper Norton, near Selsey.

- Established family home, owned since 1978
- Extensive, flexible accommodation over two floors
- Large open-plan kitchen/breakfast/family room
- Multiple reception rooms including home office
- Ground-floor bedroom with wet room
- Six bedrooms including two en-suites
- Separate utility room and integral garage
- Generous driveway with ample parking
- Mature wrap-around gardens
- Patio with pergola and greenhouse







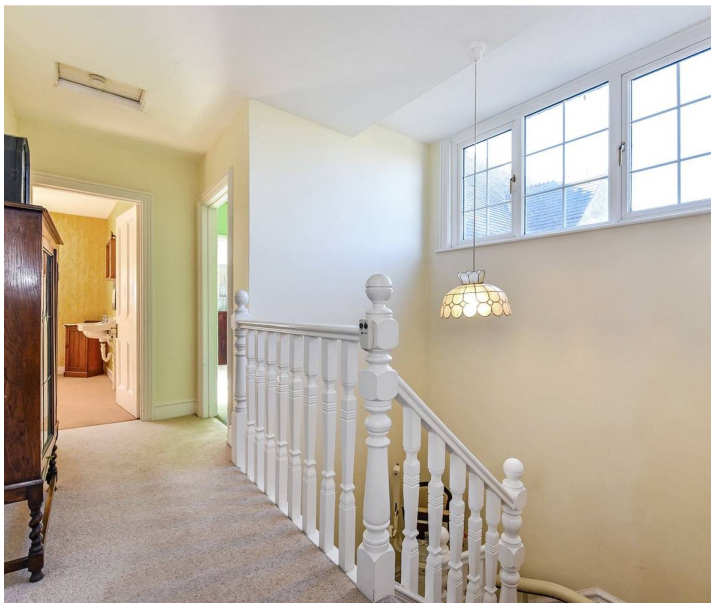
Accommodation

This wonderful property has been in the same ownership since 1978. The accommodation includes an entrance porch, hallway with elegant staircase and understairs cupboard, a double aspect home office and dining room with feature fireplace, plus a sitting room with large bay window, fireplace and door to the garden.

There is also a versatile ground floor bedroom/reception room with feature fireplace and adjoining wet room, along with a conservatory overlooking the garden with double doors outside.

The light and spacious open plan kitchen/breakfast/family room is double aspect with doors onto the rear garden. The kitchen is fitted with high gloss units, granite worktops, integrated appliances, double ovens, induction hob and breakfast bar.

A separate utility room provides further storage, laundry space and internal access to the garage.





To the first floor there is a galleried landing with doorway leading through to a further landing with airing cupboard, the principal bedroom, five further bedrooms, two of which benefit from ensuite shower rooms and a family bathroom which is fully tiled with bath, low level WC, pedestal hand wash basin and shower cubicle.

To the front of the property a generous block paved driveway provides off road parking for several vehicles and access to the garage with electric up and over door, inspection pit, power and light.

The generous gardens wrap around the property and are mainly laid to lawn with a selection of mature shrubs, beech hedging and a selection of trees including silver birch, fruit trees, firs and holly.



There is a partially walled spacious patio area with timber pergola and a greenhouse.

Located around 8 miles south of Chichester, Upper Norton is close to Medmerry and Pagham Harbour nature reserves, offering excellent walking, cycling and birdwatching.

Nearby Selsey provides a good range of everyday shops, eateries, schools, healthcare and supermarkets, while Chichester offers extensive shopping, dining, leisure and cultural facilities. Goodwood, Chichester Harbour and the beaches at West Wittering are also within easy reach.

INFORMATION:

Services: Private Drainage, LPG gas central heating, mains water and electricity.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: Band E

Energy Rating: E







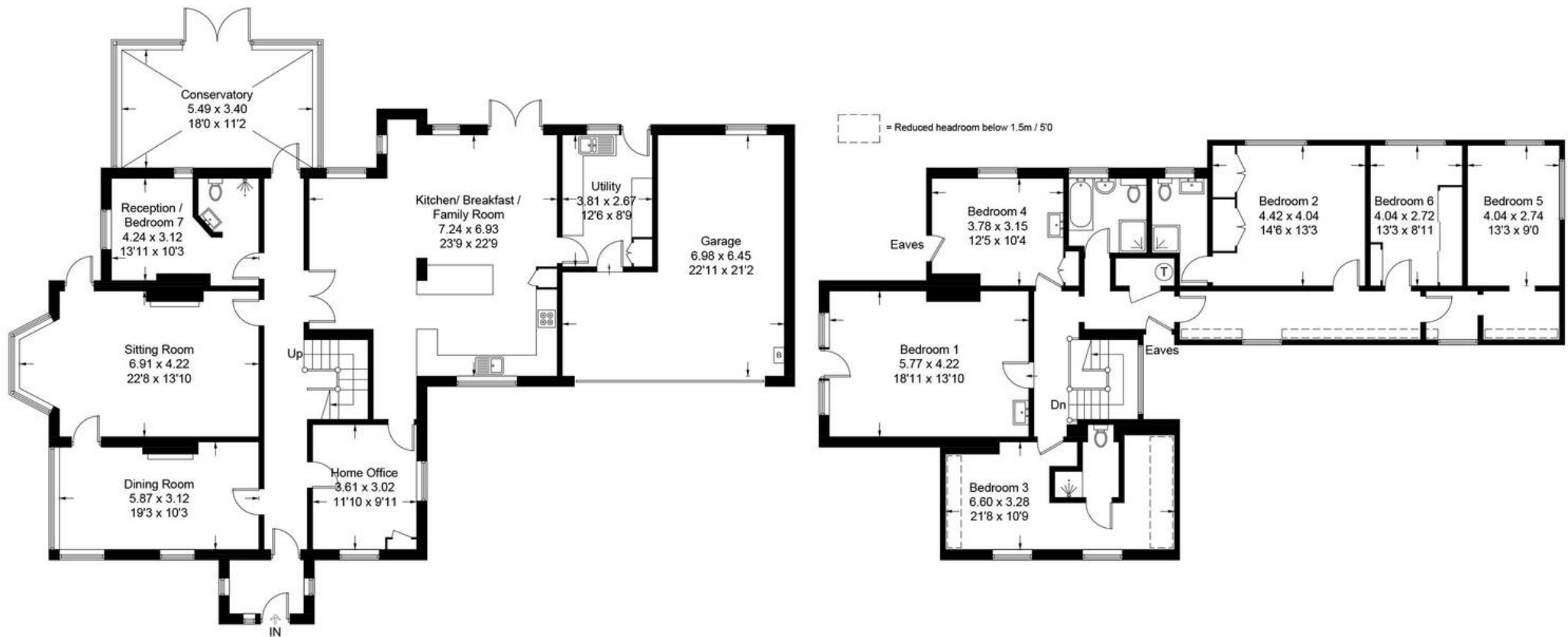
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Approximate Gross Internal Area = 352.0 sq m / 3789 sq ft
(Including Garage)



Produced for Stride & Son Estate Agent.



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 (ID1191120)



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