



ROSEMARY COTTAGE

10 The Lane, Chichester, West Sussex, PO19 5PY



A THOUGHTFULLY PRESENTED HOME WITH NO ONWARD CHAIN

Nestled along one of Summersdale's most highly regarded roads, just to the north of Chichester, this attractive detached residence has been thoughtfully designed to maximise natural light across its well proportioned and versatile accommodation.



Local Authority: Chichester District Council

Council Tax band: E

Tenure: Freehold



LOCATION

Rosemary Cottage enjoys a highly convenient position within easy reach of Chichester's amenities, including shops, cafés, restaurants and well-regarded schools. The surrounding area offers a wealth of leisure and lifestyle opportunities, from Goodwood's celebrated events to sailing at Chichester Harbour and the sandy beaches of the Witterings, along with numerous cultural attractions. Excellent transport links nearby provide regular services to London and the wider region.

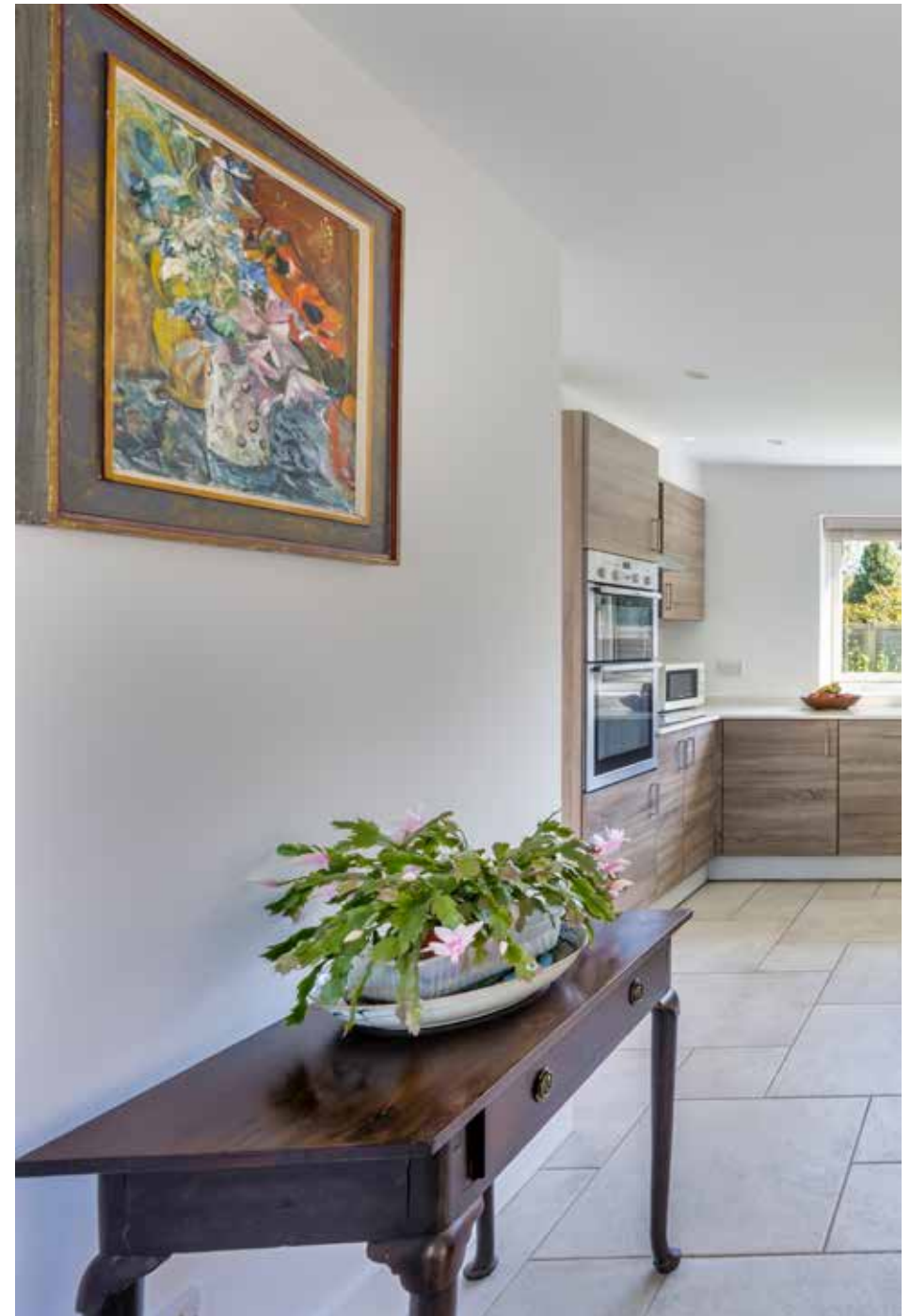




THE PROPERTY

Arranged over two floors, this detached house offers well-planned and tastefully presented accommodation throughout. At the heart of the home lies the kitchen and breakfast room, a bright, dual-aspect space filled with natural light. The kitchen is fully fitted with a comprehensive range of integrated appliances and finished with elegant Quartz worktops. A side lobby with a garden door leads to a useful cloakroom and utility room, adding excellent day-to-day practicality.

To the front of the property, the dual-aspect dining room comfortably accommodates a large dining table, creating an ideal setting for family life and entertaining. Beyond the kitchen, the sitting room is a generous and inviting space with views over the front garden, as well as French doors and glazed side panels opening directly onto the rear garden and terrace.







ROSEMARY COTTAGE

Rosemary Cottage is a charming and thoughtfully arranged home, offering flexibility well suited to modern living. The accommodation lends itself perfectly to a range of lifestyle needs, whether for family life, home working or leisure pursuits, while maintaining a strong sense of cohesion throughout. Well-proportioned and carefully considered, the layout enhances both the practicality and appeal of the house, creating a comfortable and adaptable living environment.

The property is approached via a generous gravel driveway providing parking for two to three cars. The front garden is enclosed by established hedgerows and mature trees, offering a high degree of privacy and an attractive lawned setting.

The gardens extend to the side and rear, where a stone-paved terrace, accessed directly from the sitting room, provides an ideal space for outdoor dining and entertaining. Beyond this lies a neatly maintained lawn, enclosed by panel fencing and offering a private and tranquil outdoor environment.







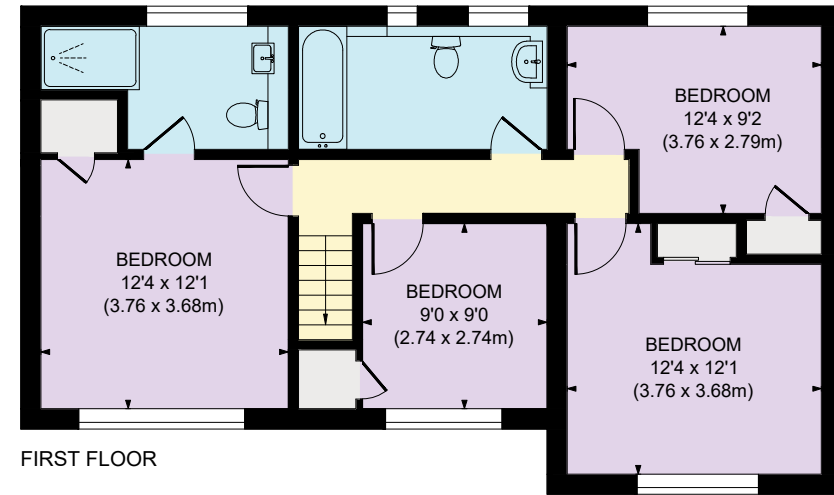
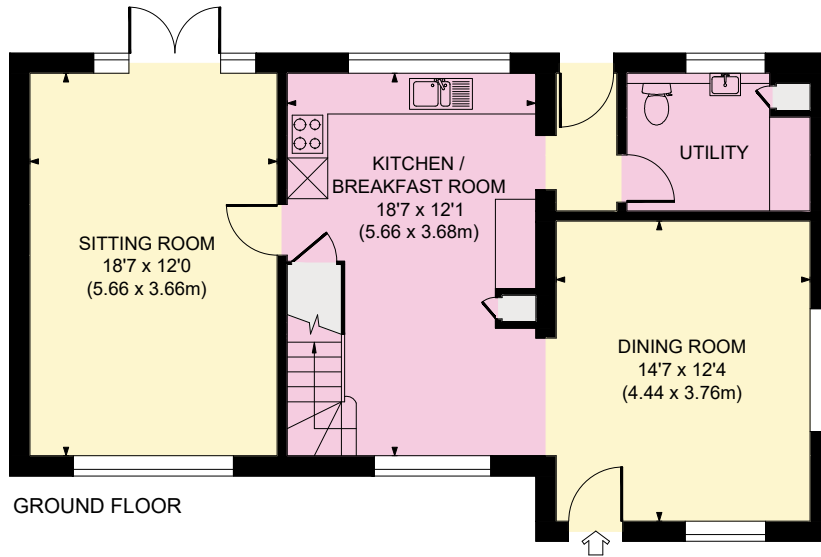
UPSTAIRS

To the first floor, the principal bedroom enjoys a pleasant outlook and features a built-in wardrobe along with a contemporary en suite shower room, creating a comfortable and private retreat. Bedrooms two and three also benefit from attractive leafy views and built-in wardrobes, providing excellent storage. Bedroom four is similarly well appointed and offers great flexibility as a guest room, nursery, or study. All three bedrooms are served by a well-designed family bathroom, fitted with quality sanitaryware and finished to a high standard, ensuring a practical and stylish space for day-to-day living.





Approximate Gross Internal Area
1,486 sq. ft / 138.10 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Kate Erlam

01428 770 563

kate.erlam@knightfrank.com

Knight Frank Haslemere

1 West St, Haslemere,

GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated 13th April 2026. Photographs and videos dated 13th April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

