



Peggottys, Mill Lane, Sidlesham, PO20 7NB

Guide Price £695,000

 **Henry Adams**
estate agents

Peggottys, Sidlesham

A delightful period cottage in an idyllic waterside hamlet.

- Numerous character features
- Studio - ideal for guests
- Idyllic waterside location
- Exposed ceiling and wall beams
- Multi fuel burner
- South facing rear garden
- Off road parking for two cars
- No onward chain

Nestled just six miles south of Chichester, this enchanting character cottage enjoys uninterrupted countryside views across towards Pagham Harbour RSPB Nature Reserve. Steeped in history and charm, the property combines period features with a warm and welcoming atmosphere.

Inside, the entrance hall opens seamlessly into a cosy sitting room with a multi-fuel burning stove, low beamed ceiling (5'6") and French doors leading to the south-facing garden.





The L-shaped kitchen/utility room features classic shaker-style cabinetry, a Siemens eye-level oven, Neff ceramic hob, flagstone flooring, a gas-fired Rayburn and a door to the conservatory/dining room beyond.

Upstairs, the landing includes a study area, two double bedrooms, and a generously sized bathroom with a walk-in shower.

Outside, a flint-walled frontage and cobbled driveway provide parking for two cars. A side gate leads to the traditional south-facing garden, complete with patios, mature borders, raised sleeper beds for vegetables and a timber framed greenhouse. At the far end there is a west aspect timber summerhouse.

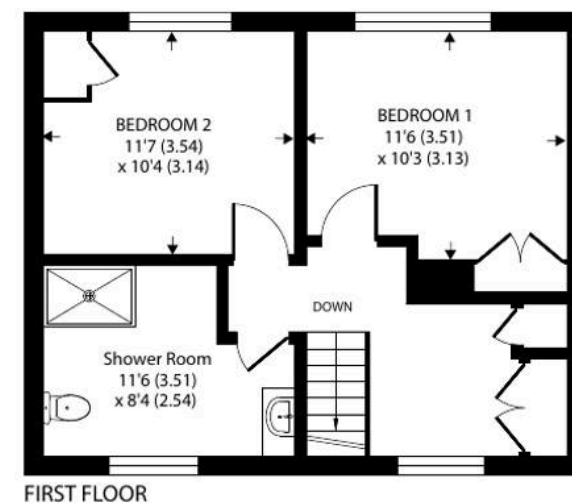
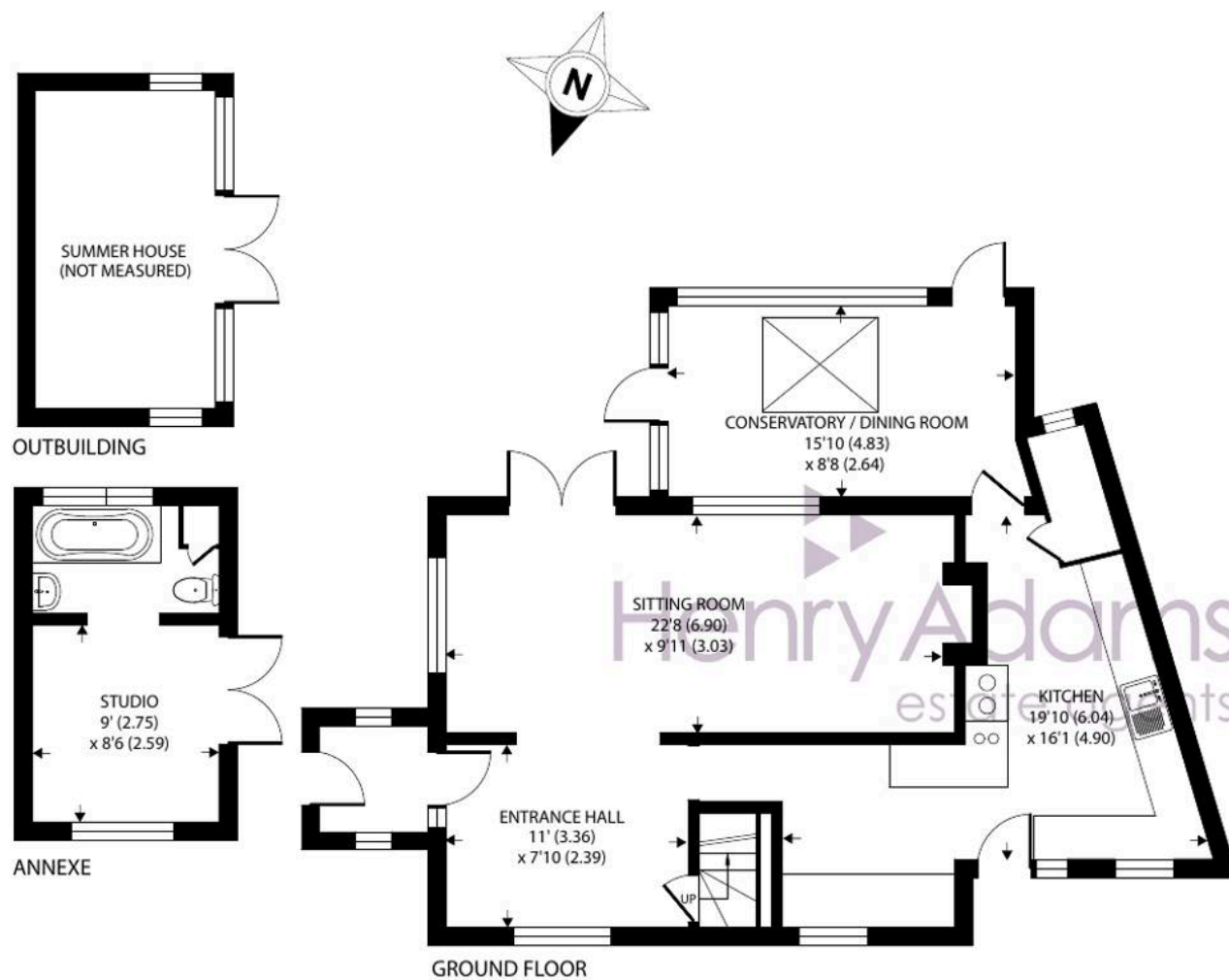
The original garage has been converted into an informal studio with a sitting room/bedroom and bathroom, perfect as a guest suite.

Chichester District Council - 25/26 Tax Band (TBC) EPC-E









Approximate Area = 1208 sq ft / 112.2 sq m (excludes summer house)

Annexe = 123 sq ft / 11.4 sq m

Total = 1331 sq ft / 123.6 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. Continue along Mill Lane for approximately 0.44 of a mile and after The Crab & Lobster public house Peggottys is on the right. What3words - transmitted.pranced.tuxedos

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)





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