



17 Chalk Lane, Sidlesham, PO20 7LW

Guide Price £475,000

 **Henry Adams**
estate agents

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A well-proportioned three/four bedroom semi-detached house requiring updating with adjacent paddock.

- Former LSA semi-detached house
- Popular semi-rural location
- Versatile accommodation
- Ground floor shower room
- Two reception rooms
- Large conservatory
- Paddock
- Off-road parking
- No onward chain

A three-bedroom semi-detached former Land Settlement Association house, set within a generous 0.4-acre plot comprising a formal garden and an adjacent small paddock.

Located in a popular semi-rural position approximately five miles south of Chichester, the property is offered with vacant possession and provides versatile accommodation suitable for a range of needs.

The ground floor includes an entrance hall, kitchen, spacious conservatory and a sitting room featuring a wood-burning stove. A second reception room offers flexibility as a study or ground-floor bedroom, served by a convenient ground-floor shower room.



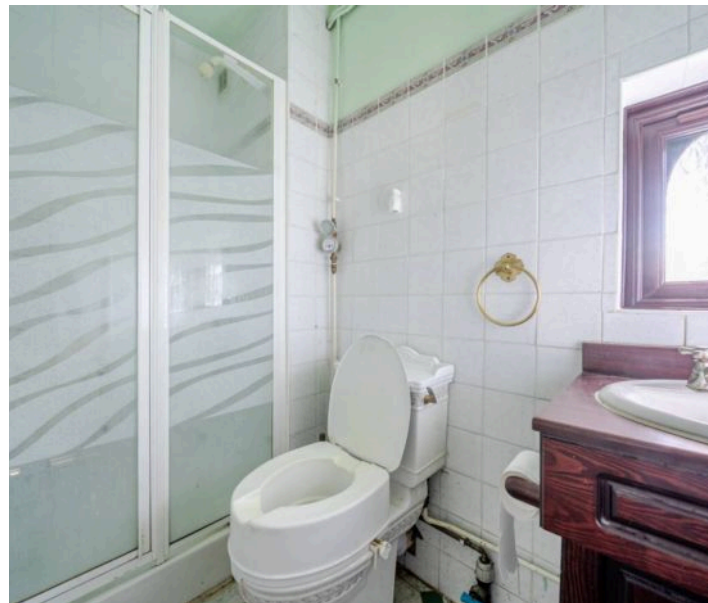


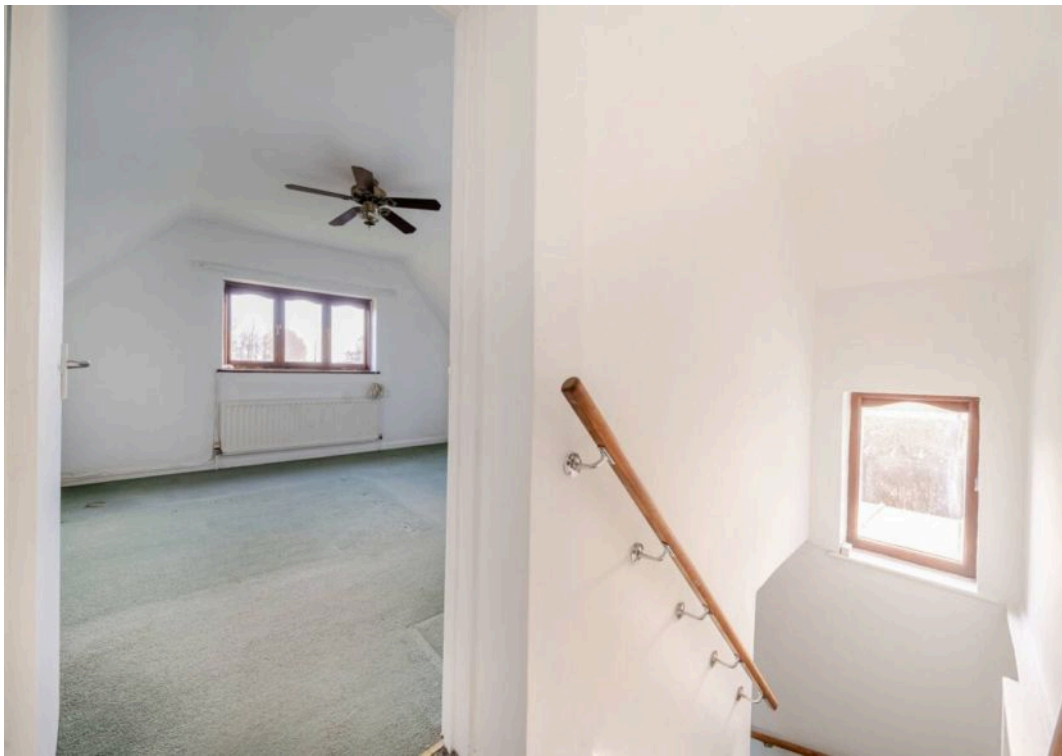
Upstairs, there are three bedrooms and a family bathroom. The house benefits from Calor gas central heating via radiators.

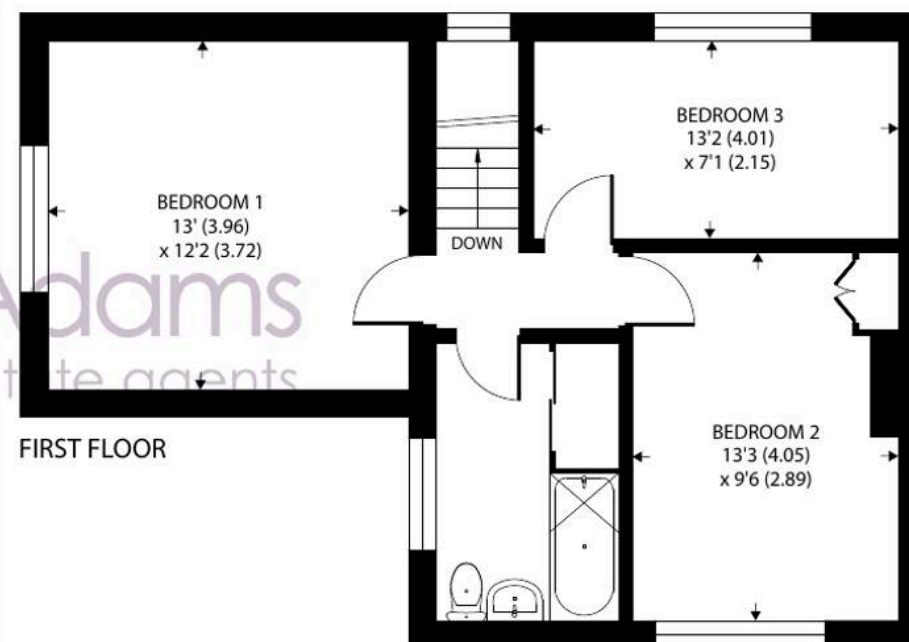
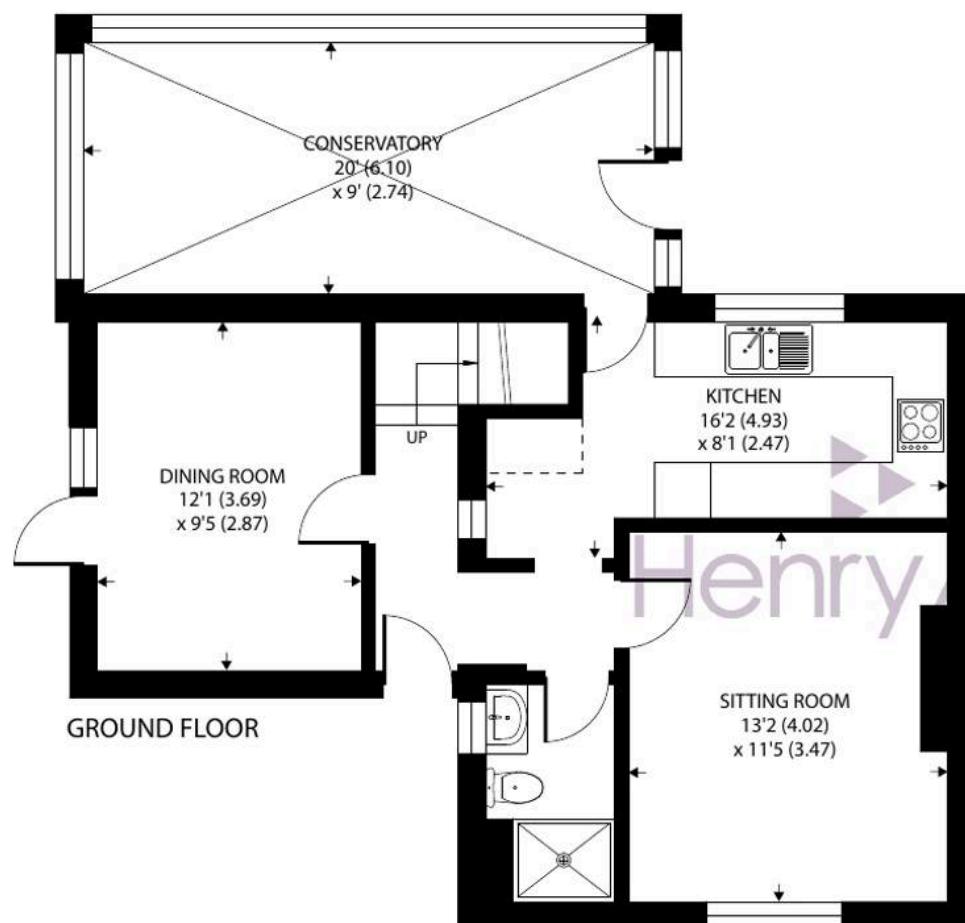
Outside, a small footbridge crosses a surface-water ditch and leads to the front garden, which is mainly laid to lawn and continues around to the side of the house. Here, a decked seating area sits alongside a mature hedge that provides an informal division between the garden and the paddock. The rear garden features a paved patio and a pergola running along the rear boundary.

The paddock lies to one side of the property, where a driveway provides off-road parking at the far end. Additional outbuildings include a timber shed and an older single timber garage.

Chichester District Council - 25/26 Tax Band D £2,335.76 EPC-D







Approximate Area = 1228 sq ft / 114 sq m

For identification only - Not to scale



Location - The area offers a range of wonderful walks through the nature reserves, cycle paths and bird watching opportunities. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. Two miles south is the seaside town of Selsey offering an array of shops, supermarkets and restaurants, with schools, doctors and dentist, catering for everyday needs. For the water sports enthusiast, scuba diving, fishing and windsurfing at some of the south's most popular beaches are on its doorstep. Chichester is about six miles to the north and offers extensive shopping and leisure facilities including the popular Chichester Festival Theatre and The Pallant Galleries as well as a mainline station to London Victoria. Further to the north is the South Downs National Park and Goodwood which 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.

Directions - From Chichester take the B2145 signposted Selsey/Sidlesham. Upon entering the village of Sidlesham turn right into Keynor Lane then left into Chalk Lane. Follow the road down and after approximately half a mile the road bends round to the right and number 17 is a short distance along on the left. What3words - going.encroach.diverts

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

