



Brimfast House Brimfast Lane, Sidlesham Common, PO20 7PZ

Guide Price £1,200,000



Brimfast House, Sidlesham Common

A versatile country residence with five to six bedrooms and a holiday lodge set within glorious rural grounds.

- Detached residence with highly flexible accommodation
- Three first floor double bedrooms and ground floor double bedroom/study
- Attached and spacious annexe with two en-suite bedrooms
- Spacious living room, music room, boot room and conservatory
- Kitchen/diner with a full range of appliances
- Utility room
- Detached holiday lodge with excellent potential income*
- Set within approximately 0.9 acres of attractive and mature gardens
- Surrounded by open farmland with far reaching rural views
- Ample parking and detached double garage

Set in a delightful rural position and surrounded by open countryside, this highly versatile detached residence offers an exceptional opportunity for multi-generational living, holiday letting or working from home.





The principal residence provides spacious and flexible accommodation, including three generous first-floor double bedrooms together with a further ground-floor bedroom or study, ideal for home working or guest accommodation. The property also benefits from a substantial living room, music room and a conservatory.

Linked via the conservatory is an additional annexe wing, currently arranged as two double bedrooms, each served by its own en-suite shower room. Subject to individual requirements, this space could easily be reconfigured to provide a fully self-contained annexe incorporating an open-plan living/kitchen area and double bedroom with en-suite facilities.

Further enhancing the property's appeal is a detached holiday lodge, perfectly suited for weekend retreats, holiday lets, or Airbnb-style accommodation, with a track record of excellent income generation. * The lodge has been rented out by the current owners, bringing in around approximately £16,000 per year.

Externally, the property enjoys extensive lawned gardens, ample off-road parking and a detached double garage. The surrounding countryside provides far-reaching rural views and an exceptional sense of privacy and tranquillity.

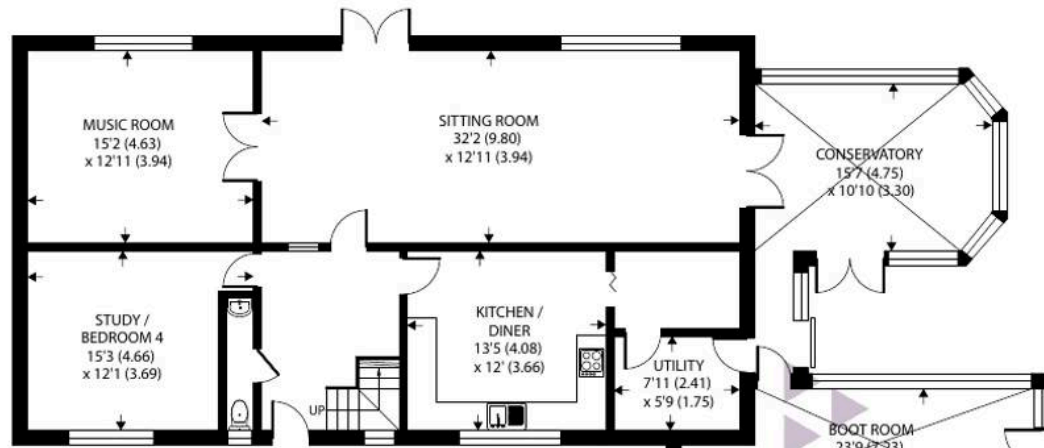
Planning permission was previously granted in 2009 (now lapsed) under reference 09/02177 to replace the conservatory and boot room with a double storey extension, creating an impressive six/seven-bedroom residence with four bathrooms and four/five reception rooms.

Chichester District Council - 26/27 Tax Band G £4,123.80 EPC-D









GROUND FLOOR



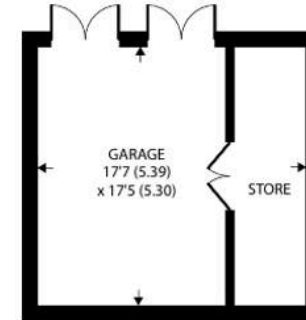
HOLIDAY LODGE



FIRST FLOOR



ANNEXE FIRST FLOOR



Approximate Area = 3139 sq ft / 291.6 sq m (Includes Annexe)
Holiday Lodge = 407 sq ft / 37.8 sq m
Garage / Store = 314 sq ft / 29.1 sq m
Total = 3860 sq ft / 358.4 sq m

For identification only - Not to scale



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 property is a 15 minute drive (source google maps) from West Wittering beach and within the postcode region for a discounted annual parking permit. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - 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 0.18 of a mile and the property is on the left. What3words.com - result.tins.added







Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.