



## East Corner Cottage, Colworth, PO20 2DS

Offers in Excess of £450,000

## East Corner Cottage, Colworth

A character semi-detached cottage with views over farmland.

- Relaxing country charm with uninterrupted farmland views
- Character Sussex flint and brick front elevation
- Semi rural setting
- Homely sitting room with wood burning stove and rural view
- Well proportioned kitchen/dining room
- Utility room
- Two doubles and one single bedroom
- Modern bathroom
- Secluded south aspect garden
- Off-road parking for two cars

A charming three-bedroom semi-detached period cottage, beautifully and sympathetically refurbished, enjoying uninterrupted views across open farmland. Positioned in a most desirable semi-rural setting just three miles south-east of the historic city of Chichester.

Approached via gentle rising steps, the front door opens into a welcoming traditional entrance hall. The elegant yet cosy sitting room is rich in character, featuring a mellow exposed brick wall, a wood-burning stove and picturesque views across the farmland, a truly inviting space for relaxed country living.





To the rear, the spacious kitchen/dining room is appointed with classic shaker-style cabinetry, a porcelain butler sink, integrated cooker hood and dishwasher, seamlessly combining timeless design with modern convenience. A useful utility room provides further storage, space and plumbing for a washing machine and houses the oil-fired boiler.

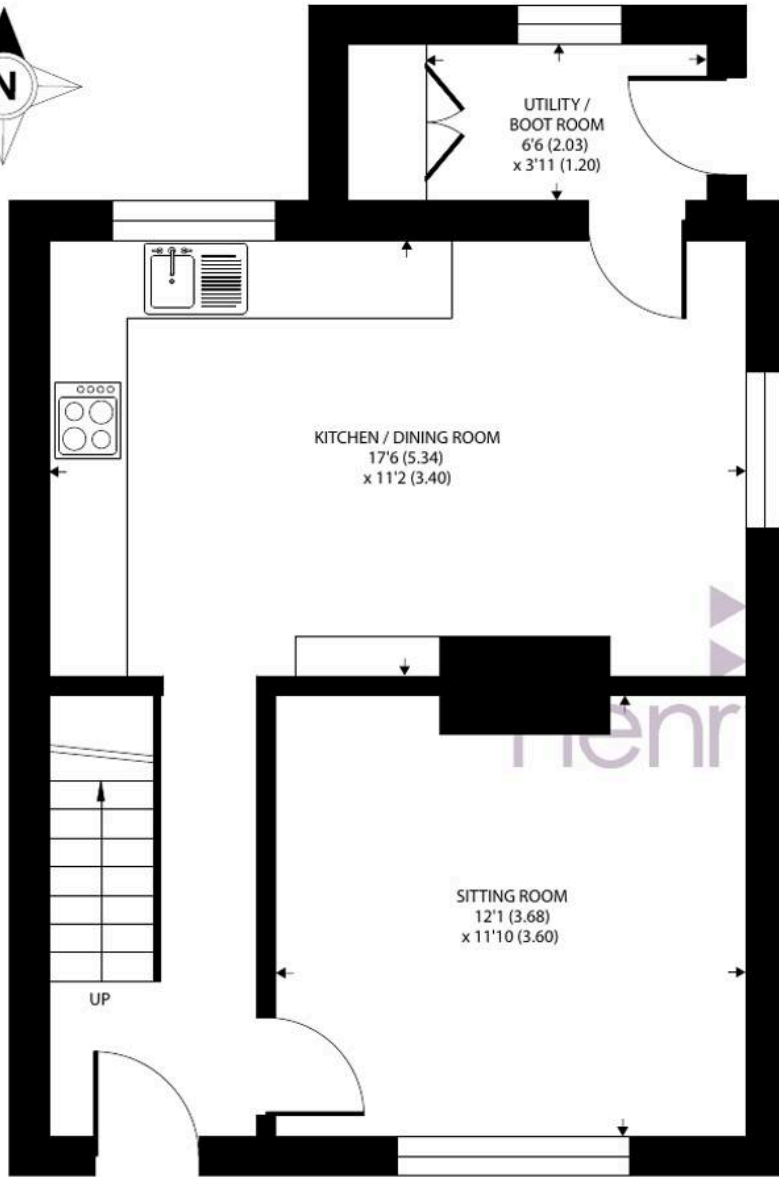
The first floor offers three bedrooms, including two doubles and a charming single bedroom which is currently utilised as a dressing room, all served by a stylish contemporary bathroom.

Externally, the property continues to impress with a meticulously landscaped, secluded south-facing garden, designed for both relaxation and entertaining. An ornate extended patio provides two distinct seating areas, complemented by a lawn and a striking flint boundary wall with exterior lighting, elegantly adorned with climbing pink roses. Off-road parking for two vehicles completes this inviting home.

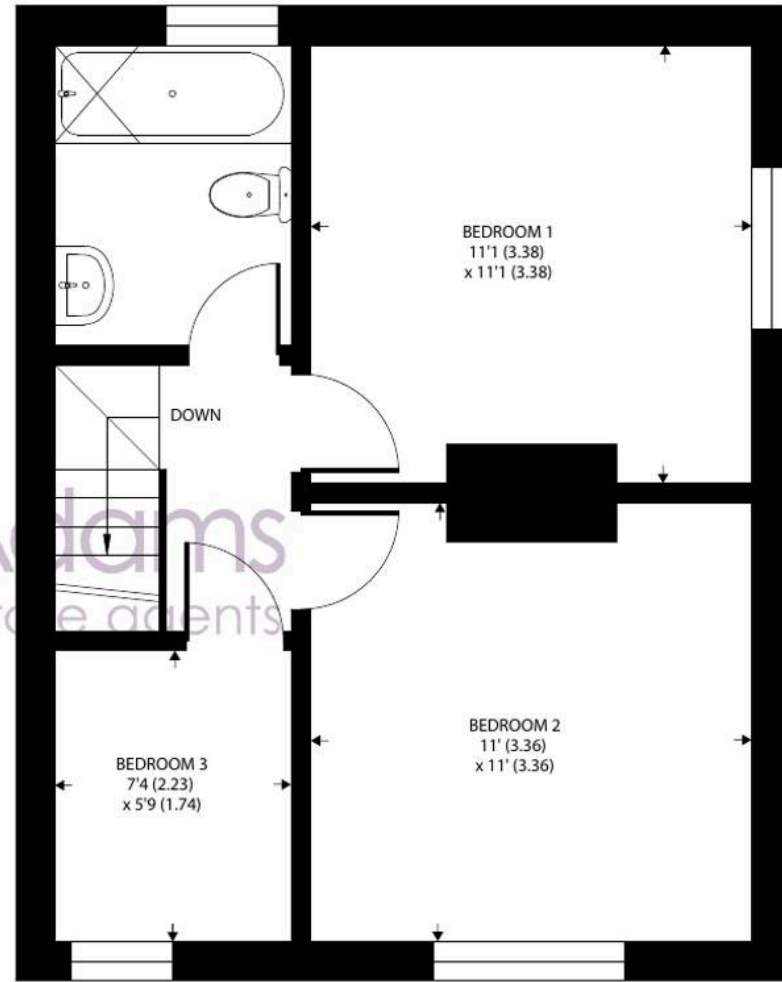
Chichester District Council - 25/26 Tax Band C £2,077.06 EPC-D







GROUND FLOOR



FIRST FLOOR

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



**Location** - Colworth is a semi-rural hamlet situated just under four miles to the east of Chichester. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed south east out of Chichester and along the A259 signposted to Bognor Regis. Proceed straight over the Drayton roundabout and after approximately a mile take the first turning on the left signposted to Colworth, just before the Mercedes garage. At the fork bear right and East Corner Cottage can be found almost immediately on the left.  
What3words - acquaint.arrived.skylights

**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](http://henryadams.co.uk)

