



Pryors Farm, 15 Pryors Lane, Aldwick

Guide Price £550,000



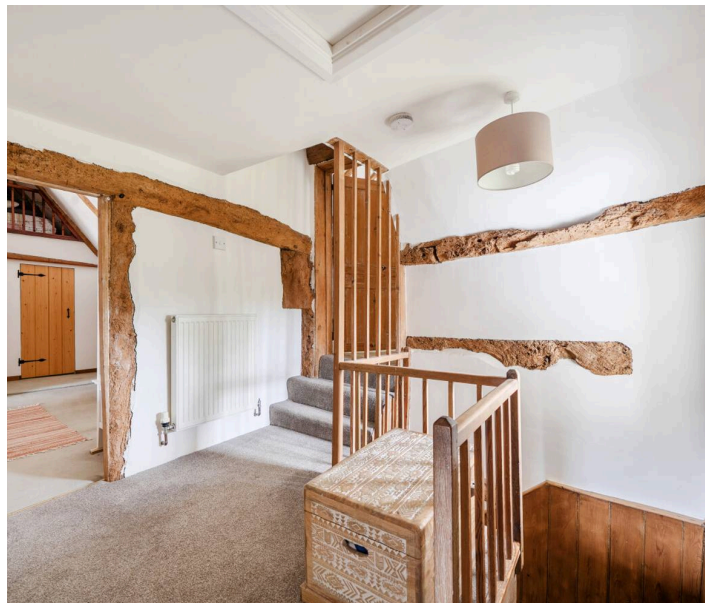
Pryors Farm, 15 Pryors Lane

- Charming Grade II Period Cottage
- Inglenook Fireplaces & Character Beams Throughout
- Dining/Family Room
- Study & Snug
- Kitchen/Breakfast Room
- Utility and Pantry
- Three Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Garage & Driveway

A charming grade II listed thatched period cottage, nestled in private, predominantly south facing gardens. Pryors Farm is steeped in character features. From Inglenook fireplaces to mezzanine floor levels and a wealth of beamed walls and ceilings, this delightful property is a very special home.

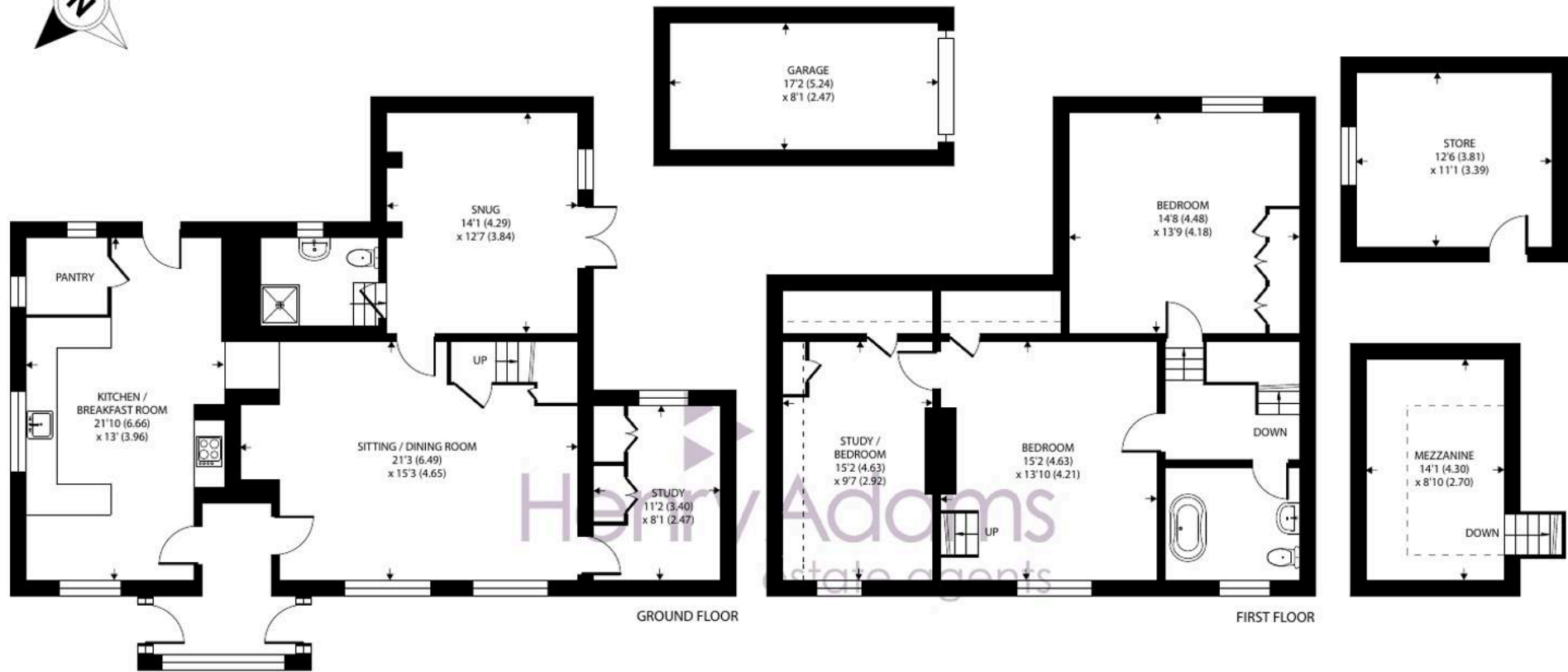
On the ground floor, the accommodation includes a large dining room/family room, study and a cosy snug. The kitchen/breakfast room is fitted with cream shaker style units under woodblock worktops with Butler sink and a recessed chimney Range cooker. The utility room with large pantry/store is ideal for additional storage. A short staircase from the dining room/family room leads to a mezzanine level cosy snug with patio doors overlooking the rear garden.

On the first floor, there are three bedrooms, (one with an open galleried area) and a bathroom. The principal bedroom is on a further mezzanine level.









Pryors Lane, Aldwick

Approximate Area = 1804 sq ft / 167.5 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 139 sq ft / 12.9 sq m

Total = 2201 sq ft / 204.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1472599

Outside, the property is accessed via a gated communal courtyard where Pryors Farm has a single garage and lock up store, plus additional parking. The enclosed private gardens are mainly laid to lawn at the rear.

The property is situated about three quarters of a mile from Rose Green village, which offers a range of local facilities including an infant and junior school, doctors' surgery, pharmacy, post office, library, convenience food store, newsagent, family butcher, hardware store and two high street banks. The cathedral city of Chichester is about 7 miles where there is a comprehensive array of fashionable restaurants and Bistro's, excellent pedestrian shopping precinct and Chichester Festival Theatre. There are numerous other leisure facilities in the local area including sailing, golf and sports and leisure centres. A mainline station to London Victoria is in Bognor Regis (2 miles).

What3Words ///stiffly.planet.compose

Council Tax band: F

Tenure: Freehold





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@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.