

Silver Gates, Almodington,  
West Sussex



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& Parker

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1,039 sq ft (97 sq m) | Freehold  
0.5 acres | Outbuildings  
3 bedrooms | 2 reception rooms

**Guide price £775,000**

A charming detached property set within extensive gardens of half an acre, offering far-reaching views over the surrounding countryside and a range of versatile outbuildings in a tranquil semi-rural setting

Silver Gates is a detached home positioned on a generous half acre plot with traditional brick elevations and a bright, well-proportioned layout with potential for further modernisation.

The dual aspect kitchen features a classic green Rayburn set into a tiled recess, with a range of cabinetry. Adjoining this is a formal dining room, which benefits from a large bay window overlooking the front gardens. A significant addition to the living space is the substantial conservatory; with its timber-framed vaulted ceiling and low-level brick walls, it serves as an ideal sunroom for enjoying the garden views throughout the seasons. Practical needs are met by a dedicated utility room located to the rear.

The accommodation includes three bedrooms, with the principal bedroom featuring a further bay window that creates a sense of space and light. The bedrooms are served by a central family bathroom, currently fitted with a walk-in bath.

The property is approached via a long private driveway providing ample parking and access to a detached garage. The extensive gardens are a particular feature, wrapping around the property and offering high levels of privacy. Primarily laid to lawn, the grounds are interspersed with mature trees, including a productive orchard area, and established hedgerows. The plot is exceptionally well-equipped for horticultural enthusiasts, boasting a range of outbuildings including a large summer house, a potting house, a greenhouse, and a storage shed, all set against a backdrop of open fields.

## Location

Silver Gates is situated in the small hamlet of Almodington, a peaceful rural setting within easy reach of the south coast and surrounding countryside. The nearby village of East Wittering provides a good range of day to day amenities, including independent shops, cafés and a supermarket, while the popular coastal destinations of West Wittering and Selsey are also close by, offering beaches, sailing and coastal walks.

The cathedral city of Chichester lies approximately six miles to the north and offers extensive cultural, leisure and shopping facilities, including the renowned Festival Theatre.

Goodwood offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival meetings.

Chichester mainline railway station provides regular services to London Victoria via Gatwick Airport. Road connections are excellent, with the A27 providing convenient access along the south coast and linking to the wider motorway network..

The area is well served by schooling, with local primary options nearby and respected independent schools such as Westbourne House and The Prebendal School in Chichester. Secondary schooling is available in Chichester and surrounding areas.

Postcode region: PO20

## General

Local Authority: Chichester District Council

Services: Mains electricity, water, drainage

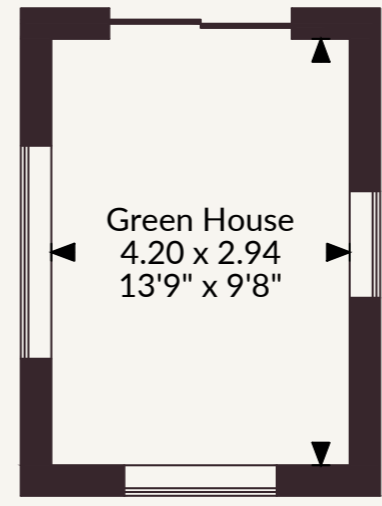
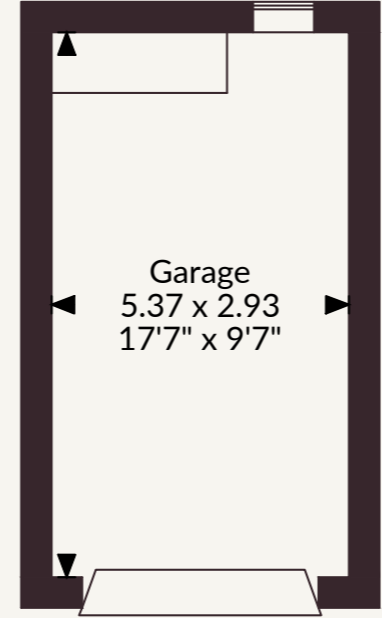
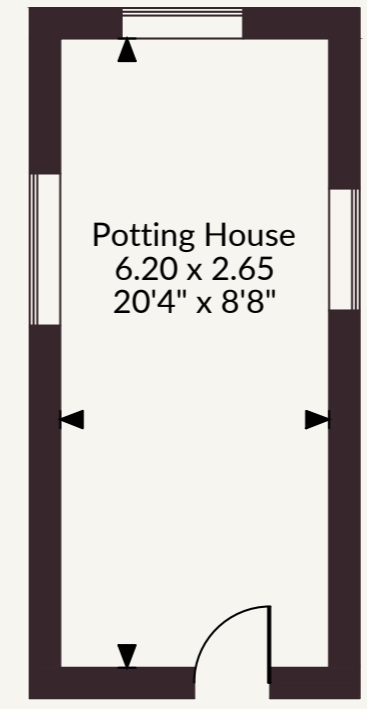
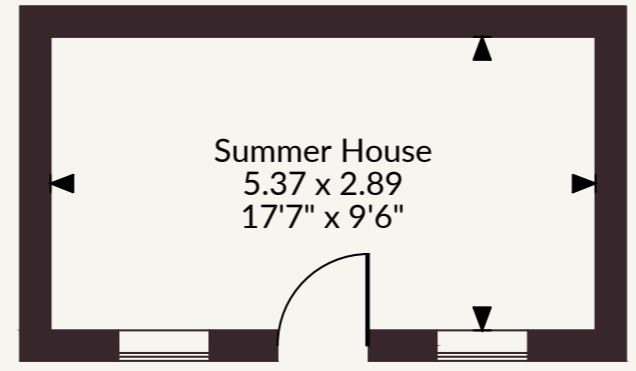
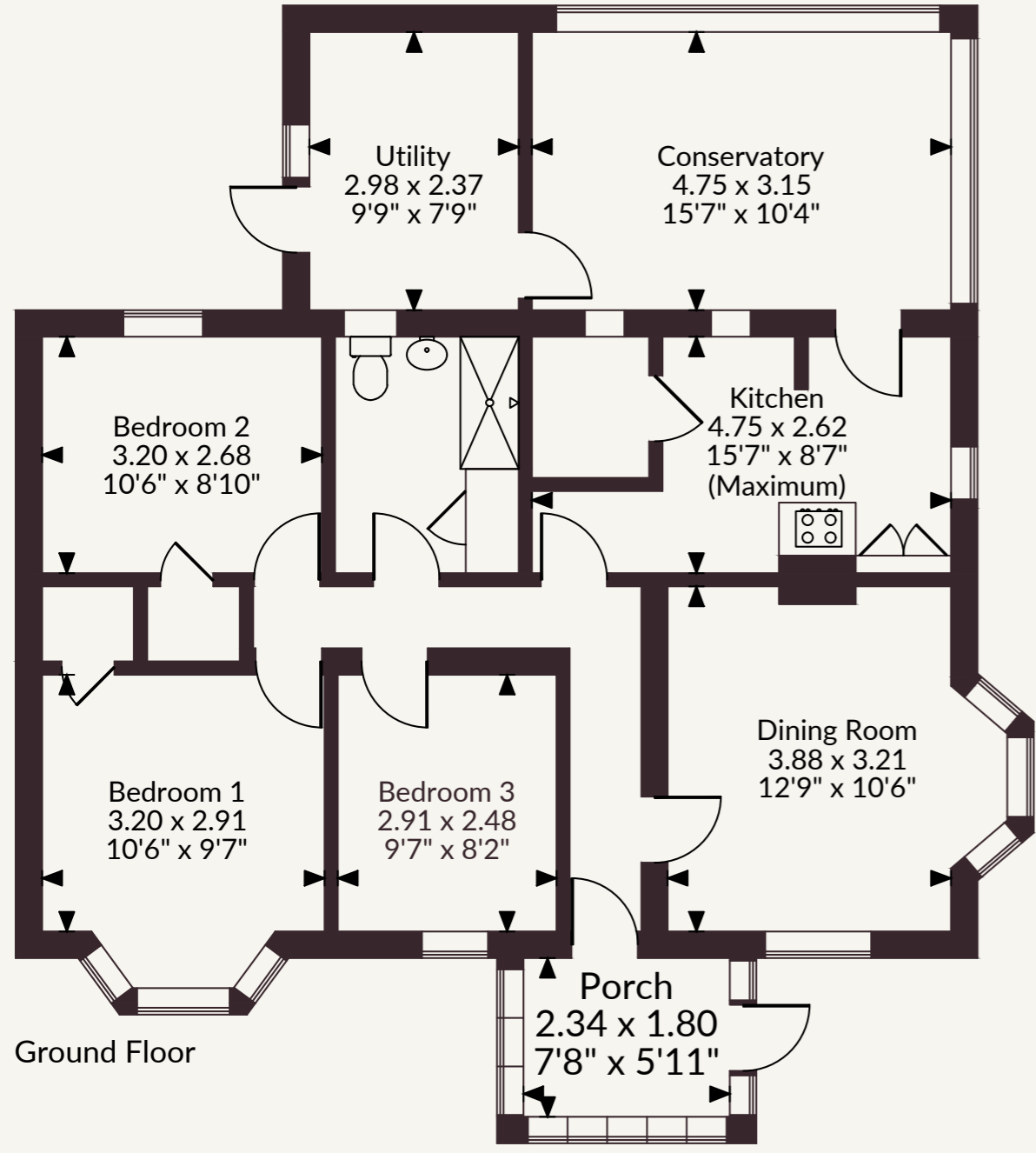
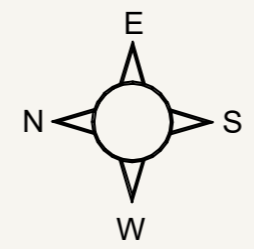
Council Tax: Band D

EPC Rating: E

Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>



Silver Gates, Batchmere Road, Almodington  
 Main House internal area 1,092 sq ft (101 sq m)  
 Garage internal area 169 sq ft (16 sq m)  
 Outbuildings internal area 477 sq ft (44 sq m)  
 Total internal area 1,738 sq ft (161 sq m)



Ground Floor

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