



Mount Pleasant, Keynor Lane, Sidlesham, Chichester,
West Sussex

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Mount Pleasant, Keynor Lane, Sidlesham, West Sussex PO20 7NG

A handsome period house with up to five bedrooms and elegant contemporary styling.

Birdham 2.5 miles, Selsey 3.0 miles, Chichester mainline station 4.6 miles (90 minutes to London Waterloo), Chichester city centre 4.7 miles, A3(M) 15.0 miles

Reception room | Family/sitting room
Breakfast/dining area | Large kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with walk-in wardrobe & en suite bathroom | 3 Further bedrooms | Bedroom 5/study | Family bathroom | Double garage
Garden | EPC rating D

The property

Mount Pleasant is a beautifully appointed detached family home that features handsome period detailing outside, while inside there is elegant, contemporary styling and high-quality fittings throughout.

The main ground-floor reception room is L-shaped, with its dual aspect welcoming plenty of natural light. It includes recessed LED lighting and an attractive fireplace fitted with a woodburning stove. There is also a comfortable family room or sitting room, which also includes a log burner. Towards the rear, the open-plan dining area, kitchen and breakfast room opens onto the west-facing garden via French doors and includes stylish shaker units, a butler sink, a range cooker and a splendid glass-covered, brick-lined well recessed into the floor, which creates an interesting focal point. There is also space for a family dining table and sociable sitting area.

The first floor provides up to five bedrooms including the generous principal bedroom with its walk-in wardrobe and large en suite bathroom. There are three further double bedrooms and a study, which could be used as a fifth bedroom if required. The first floor also has a family bathroom with dual washbasins, a freestanding bathtub and a separate shower unit.

Outside

Access to Mount Pleasant is via electric gates which open onto the tarmac driveway and provide plenty of parking, room for a boat, and access to the detached double garage. The generous side and rear gardens are mostly west-facing and include well-maintained lawns and established border hedgerows. There is an area of paved terracing across the back of the house, which is ideal for al fresco dining, and the path meanders to the corner of the garden with a timber deck a hot tub.













Floorplans

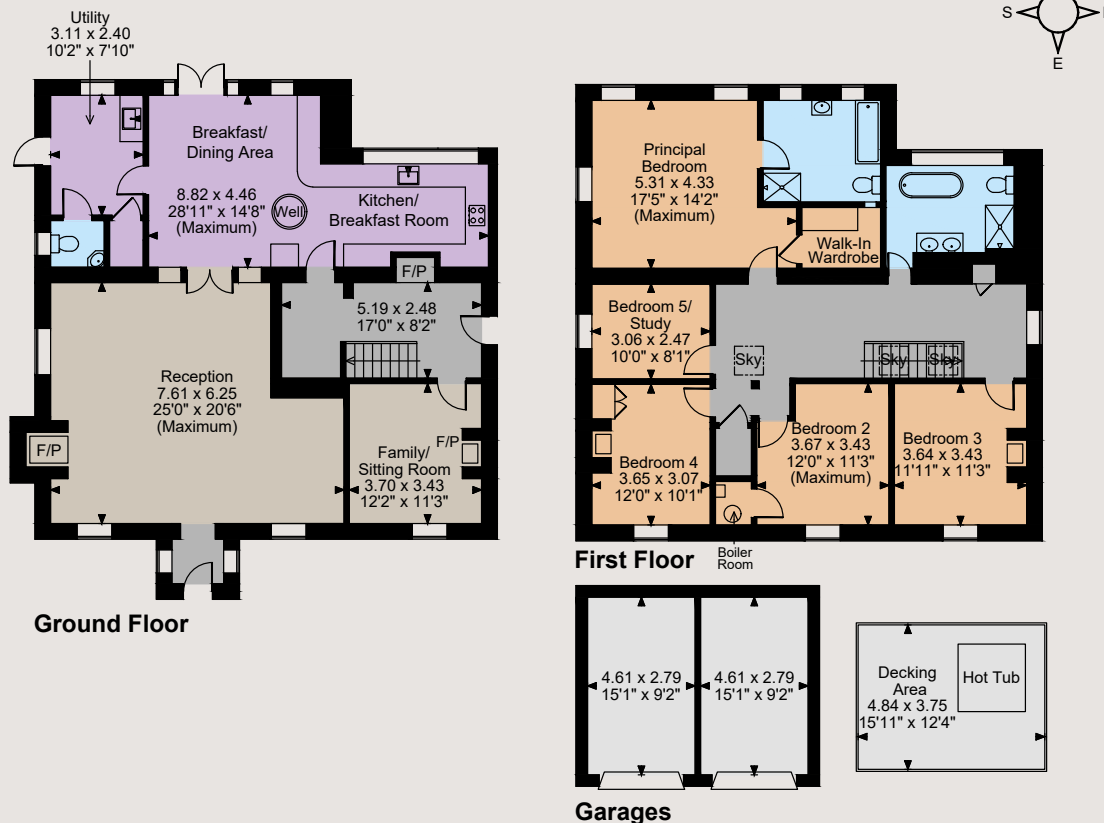
Main house internal area 2,526 sq ft (235 sq m)

Garages internal area 284 sq ft (26 sq m)

Decking external area 195 sq ft (18 sq m)

Total internal area 2,810 sq ft (261 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Location

Sidlesham has a primary school, garage with shop, church and the highly regarded 'Crab & Lobster' pub/restaurant and the Anchor Inn. Chichester offers a range of cultural, leisure and shopping facilities including the renowned Festival Theatre. Sailing and water sports may be enjoyed at centres around Chichester Harbour and beach locations, Church Norton and Medmerry (both approx 2.5 miles) and West Wittering, (7.5 miles), with Chichester Harbour Area of Outstanding Natural Beauty also close by.

Directions

From the Chichester Bypass (A27) take the 3rd exit onto Stockbridge Road (A286) then at the roundabout take the 1st exit onto B2201. After 2.4 miles turn right onto B2145 signposted Hunston and Selsey. Follow the road for 4.5 miles passing through Hunston village and Sidlesham village. Turn right into Keynor Lane and entrance to the property is the first gate on the left.

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water, drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £875,000

Chichester

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