



The Old Chapel

Nutbourne, Chichester, West Sussex

A handsome converted chapel home with seven bedrooms, retaining original character alongside stylish modern fittings

A unique and impressive detached home that features a wealth of original character details alongside highly attractive design features and fittings, all set in the heart of the popular village of Nutbourne. The beautiful landscapes of the South Downs and Chichester Harbour are on its doorstep, while historic Chichester is also within easy reach.



5 RECEPTION ROOMS



7 BEDROOMS



2 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



VILLAGE



3,043 SQ FT



**£850,000
GUIDE PRICE**



The property

The Old Chapel is an impressive and wholly individual chapel conversion offering more than 3,000 sq ft of characterful accommodation arranged over four floors, including a useful attic. The property showcases splendid cobbled and red-brick elevations, tall arched windows and, in parts, impressive double-height ceilings, while the conversion has introduced various stylish design features, as well as a professional recording studio.

Entering through the chapel's double doors at the front, the welcoming hallway has built-in storage and doors leading to a study at one side, and the recording studio to the other. The studio space is soundproofed and is ideal for video editing and recording audio, but could also be converted into a snug or an additional office if required. At the heart of the home is the 27ft sitting room, which has wooden mosaic feature walls, tall arched and leaded windows and elegant ceiling cornicing, making it a thoroughly attractive space in which to relax or entertain. Beyond the sitting room there is a comfortable snug with panelled walls and a

well-equipped kitchen, which are adjoined in a semi open-plan layout. The kitchen has fitted units to base and wall level, an integrated oven and gas hob and space for a family dining table, with the neighbouring utility room offering further useful storage space. French doors open from the kitchen and the snug onto the patio area at the rear.

The first floor features a further spacious reception room with a vaulted, wood panelled ceiling and further tall, original windows welcoming plenty of natural light. There are also two double bedrooms on the first floor, one with a Juliet balcony overlooking the rear garden, and the other with French doors opening to a roof terrace. The second floor provides a further five bedrooms, one of which is a walk-through. The family bathroom and an additional shower room are found on the second floor, with the bathroom providing a bathtub and a separate shower.



Outside

At the front of the property there is a spacious parking area for both residents and guests, while the garden is mostly to the rear bordered of tall trees and hedgerows, as well as timber fencing. There is a patio area for al fresco dining with a lawn beyond and a further seating area at the far corner of the garden. At the side, a covered area provides access from the front of the property, as well as useful garden storage.

Location

The property is located in the heart of the sought-after village of Nutbourne, on the edge of the Chichester Harbour National Landscape, designated an Area of Outstanding Natural Beauty and just outside the South Downs National Park. It is an area blessed with the best of British countryside, with the beautiful coastline just moments away and the sweeping hills of the South Downs within easy reach.

Nutbourne and neighbouring Southbourne together offer a variety of amenities, including excellent pubs, and a local shop. The Cathedral City of Chichester,

five miles away offers further facilities, including the renowned Festival Theatre, Pallant House Gallery, shopping and supermarkets.

There are superb transport links, with a regular bus service to Chichester every 20 minutes. and the local mainline station at Nutbourne offering rail services to London Victoria (one hour 48 minutes). There are also strong road links via the A3, and the motorway network via the M27.



Distances

- Southbourne 1.0 miles
- Emsworth 2.3 miles
- Havant 4.5 miles
- Chichester 4.8 miles
- Portsmouth 11 miles

Nearby Stations

- Nutbourne
- Bosham
- Chichester

Key Locations

- Chichester Festival Theatre
- Pallant House Gallery
- Adsdean Farm Shop
- The Goodwood Estate
- Fishbourne Roman Palace
- West Dean Gardens
- Kingley Vale Nature Reserve

- Weald and Downland Museum
- Boxgrove Priory
- Tinwood Vineyard
- Tangmere Military Aviation Museum
- Chichester Harbour

Nearby Schools

- Bishop Luffa
- Ditcham Park
- Churcher's College
- Bedales
- Funtington Primary School
- Littlegreen Academy
- Chidham Parochial Primary School
- Bourne Community College
- Southbourne Junior & Infant School
- Oakwood School
- Bosham Primary School
- Westbourne





Floorplans

House internal area 3,043 sq ft (283 sq m)
For identification purposes only.

Directions

PO18 8RR

what3words: ///promote.panel.commended

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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

□□□□ Denotes restricted head height

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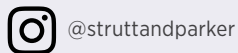
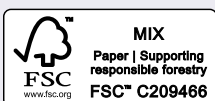
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Chichester

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