



Waterside

Old Mill Farm, Mill Lane, Sidlesham, Chichester,  
West Sussex

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# Old Mill Farm, Mill Lane, Sidlesham, Chichester, West Sussex PO20 7LX

In an idyllic waterside setting, a unique and characterful home enjoying wonderful views over picturesque Sidlesham Quay

Selsey 3.4 miles, Birdham 3.5 miles, Birdham Pool Marina 4.2 miles, A27 (Chichester Bypass) 4.8 miles, Chichester Railway Station (London Victoria 1hr 35 mins) 5.2 miles, East Wittering 5.8 miles, West Wittering 7.5 miles, Portsmouth International Port 21 miles, Gatwick Airport 51 miles

Hallway | Sitting room | Dining room | Kitchen  
3 Bedrooms | 2 Shower rooms | Terrace | Garage  
Garden and grounds 1.886 acres | EPC rating C

## The property

Old Mill Farm offers a blend of heritage and mid-century architecture with versatile accommodation arranged across a single storey. Reception areas feature exposed timbers and overlook the mill pond, where a wide range of wild birds and waterfowl come and go, making it a dream for bird spotters, with glorious views of the natural harbour beyond.

The sitting room is centred around a feature fireplace and the adjoining dining room with French doors giving access to a raised terrace. With two defined areas, the kitchen has a mix of cabinetry with timber fronted units in one section and white cupboards in the other, with a vintage gas Aga stove and wonderful views of the garden. An external door provides a connection to the front garden and an alternative access point.

The property has three bedrooms, two in the

westerly aspect enjoying the views, these are adjacent to a spacious family shower room. The third bedroom is tucked away in the easterly aspect, with the inner hall also giving access to a second shower room.

## Outside

A timber five-bar gate opens onto a length of gravelled driveway which leads to the property and garage in this unique setting.

Surrounding the house, there is a beautifully planted walled rose garden and expansive perennial beds offering plenty of places to sit and enjoy the gardens. To the rear of the house the terrace offers the perfect spot to take in the splendid views and has steps leading down to the pond.

Reed beds and grasses adorn the edge of the mill pond and a pretty timber bridge provides a route from one bank to the opposite side of the water. There are swathes of lawn, wooded areas and mature shrubs in this outdoor sanctuary which connects with nature and provides a tranquil environment.

The sizeable garage (ridge height 6.4m) might offer scope for conversion to create additional accommodation, subject to the necessary planning consents.

An attractive well with a pump provides an independent water supply for the garden.









## Location

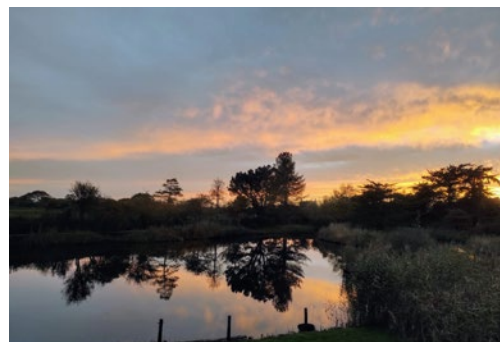
Old Mill Farm occupies a tucked-away position in the waterside hamlet of Sidlesham Quay, with the site of the old tidal mill just outside the gate – a great place to meet the neighbours, as they walk their dogs or just come out with a glass of wine. You can also take the coast path in either direction from here and enjoy Pagham Harbour RSPB Local Nature Reserve. Just round the corner is the acclaimed Crab and Lobster restaurant and boutique hotel, where there are monthly local's nights..

Sidlesham has a primary school, garage with shop and village church, and everyday amenities are provided in Selsey, with its lovely swimming beach. Selsey also offers independent shops, medical centre and schools. An Asda superstore is located just 2.7 miles away.

Chichester Marina and Yacht Club and Birdham Pool Marina, where a mix of pontoon berths and first-class facilities are available for sailors, are within 4 miles.

The cathedral city of Chichester offers an extensive range of shopping, cultural and leisure amenities, and the renowned Chichester Festival Theatre whilst Goodwood to the north offers horse racing golf, motor racing, a country club and small airfield.

Well-regarded schooling in the vicinity includes Westbourne House, Bishop Luffa School and Portsmouth Grammar School.





Floorplans  
House internal area 1,474 sq ft (137 sq m)  
Garage internal area 485 sq ft (45 sq m)  
Balcony external area 26 sq ft (2 sq m)  
Total internal area 1,959 sq ft (182 sq m)  
For identification purposes only.



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

From the A27 Whyke Roundabout, take the exit onto the B2145 and follow the road for approximately 4.4 miles through Hunston to Sidlesham. Take the left turn onto Mill Lane and continue down the lane to the Quay and access to the property will be found on the left hand side.

## General

**Local Authority:** Chichester District Council  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,350,000  
**Agent's note:** Please be aware that a footpath runs along the inside the North-Eastern perimeter of the plot but is screened by a fence and mature hedging.

## Chichester

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