Rose Cottage

Mill Lane, Sidlesham, Chichester, West Sussex

STRUTT & PARKER

BNP PARIBAS GROUP

A charming cottage offering period charm and classic comfort, in an idyllic waterside setting

Rose Cottage is an appealing four-bedroom, detached, family home, in a picturesque village setting with access to the waters of Sidlesham Quay and miles of coastal walking to the Pagham RSPB Nature Reserve.

- **4 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **GARAGE**
- **GARDEN**
- **FREEHOLD**
- **VILLAGE**
- **1,827 SQ FT**
- **£775,000 GUIDE PRICE**

The property

With an attractive façade featuring stone and decorative brick elevations, Rose Cottage offers vintage charm with a layout providing versatility and relaxed comfort.

The reception hall gives access to a sitting room where the warming ambience of a log-burner can be enjoyed, whilst on the opposite side of the hallway is a spacious living room with exposed beams and seating centred around a fireplace. This reception room has glazed sliding doors which connect to an extended living area comprising a conservatory adjoined by a dining room, both enjoying uninterrupted views across the rear garden. Fitted with modern, white cabinetry, topped with wooden work surfaces, the adjacent kitchen/breakfast room features an island unit with a breakfast bar. Ancillary space is provided by an adjoining utility room which offers a convenient storage area for domestic appliances and, with external access, a perfect place to cast-off and store outdoor wear after a water's edge stroll. The downstairs accommodation is completed by a ground floor shower room and a separate cloakroom which can be accessed from the outside.

Upstairs, the dual aspect principal bedroom benefits from elevated views over the Nature Reserve . There are three further bedrooms with one having access to an en suite cloakroom and there is also a well-appointed family bathroom on this level. A further stairway leads up to the attic room, which offers flexible-uses.

Outside

Post and chain fencing marks the front boundary with decorative stone and gravel beds containing ornamental grasses. A paved driveway to the side provides parking and leads to the garage, which is adjoined by a workshop and store. The rear garden is tiered to accommodate the slope descending to the harbourside, with stone walls creating a partition. There are areas laid to lawn with features including a pond with timber boardwalk, pebbled edging and aquatic planting; shrubs and raised beds, timber pergolas and specimen trees. Paving adjoins the back of the house and a pathway provides a meander through the garden where far-reaching views of the coastal fringes can be enjoyed.

Location

Rose Cottage enjoys an enviable rural position in the waterside hamlet of Sidlesham Quay Conservation Area, home to the acclaimed Crab & Lobster restaurant and boutique hotel, and with immediate access to miles of coastal walking and the Pagham Harbour RSPB Reserve, designated a Site of Special Scientific Interest.

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 whilst the beautiful West Wittering beach is about 7 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.

Distances

- Birdham 4.8 miles
- East Wittering 5.5 miles
- Chichester 5.8 miles
- West Wittering 7 miles
- Portsmouth 20 miles
- Brighton 37 miles

Nearby Stations

- Chichester

Key Locations

- Birdham Pool Marina
- Chichester Marina & Harbour
- RSPB Pagham Harbour LNR
- Chichester Festival Theatre
- Pallant House Gallery
- The Goodwood Estate
- South Downs National Park

Nearby Schools

- Sidlesham Primary School
- The Academy, Selsey
- Medmerry Primary School
- Westbourne House
- Bishop Luffa School
- Prebendal School
- Chichester Free School
- Pportsmouth Grammar School

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

House internal area 1,827 sq ft (170 sq m)
Main House internal area 1,827 sq ft (33 sq m)

External WC internal area 38 sq ft (4 sq m)

Total internal area 2,223 sq ft (4 sq m)
For identification purposes only.

Directions

PO20 7LU ///what3words submits.receiving.dishes - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains electricity, water and drainage. Air souce heat pump. Solar panels.

Council Tax: Band F

EPC Rating: B

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

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether

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