



The Maltings










Mill Lane, Sidlesham, Chichester, West Sussex



BNP PARIBAS GROUP

An impressive family home with beautifully appointed living space and a sunny garden in a sought-after position

An attractive detached period house with elegant, comfortable accommodation, set in a highly sought-after position on the edge of the village of Sidlesham and surrounded by beautiful nature reserve landscapes. The property has been extended to the rear and outside are delightful, sunny southwest-facing gardens.

	4 RECEPTION ROOMS		5 BEDROOMS		3 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	VILLAGE		2,274 SQ FT		GUIDE PRICE £1,300,000



The property

The Maltings is a beautifully presented period home featuring five bedrooms and a wealth of attractive living and entertaining space. Set in a desirable position five miles south of Chichester and within easy reach of the protected landscapes and beaches of Chichester Harbour, the property combines characterful rough-rendered elevations with a timber-clad modern extension to the rear, beyond which lie impressive and spacious gardens.

The original part of the house includes three well-appointed reception rooms at the front of the ground floor. These include a 23ft sitting room with a bay window, fireplace, panelled walls, and an open squared archway at the rear, leading into the open-plan extension. There is also a playroom and a comfortable reception room with a large bay window, wooden flooring, built-in storage, and a corner fireplace with decorative tiling. At the rear, the heart of the home is a stunning 28ft kitchen and breakfast

room—an open-plan social space with bi-fold doors to two aspects, overhead skylights, and ample space for a family dining table. The shaker-style kitchen includes fitted units, a central island with breakfast bar, a butler sink, and a range cooker, with further appliance and storage space provided by two ground-floor utility rooms.

Upstairs, the first floor offers three well-presented double bedrooms, two with built-in storage. The second floor provides two additional double bedrooms with access to eaves storage. A stylish family bathroom and separate shower room are located on the first floor, with an additional shower room on the ground level.











Outside

At the front of the property there is a gravel parking area in front of the integrated garage, and a small walled garden with paved terracing and various border shrubs. The garage provides storage and workshop space, or further parking for up to two vehicles. The southwest-facing rear garden enjoys plenty of sunlight throughout the day and features a large patio spanning the back of the house, ideal for al fresco dining and outdoor entertaining. Beyond the patio there are extensive lawns with borders of established hedgerows and colourful flowering perennials, a second seating area shaded by wooden pergola and at the end of the garden, a peaceful wooded area backing onto open fields.

Location

The Maltings is set in the waterside hamlet of Sidlesham Quay within easy reach of the seaside town of Selsey and the cathedral city of Chichester. Sidlesham has a local pub and a primary school, while Birdham has a variety of day-to-day amenities,

including a village church, primary school and village store. Selsey has a variety of shops and large supermarkets, while Chichester is just six miles away, offering superb shopping, leisure and cultural facilities, including the renowned Festival Theatre. To the north of Chichester, Goodwood provides motor and horse-racing enthusiasts with an events calendar, and the South Downs National Park offers miles of walking, cycling and bridleway routes through stunning countryside.

Secondary schooling is available in Selsey at The Academy, Selsey, and in Chichester, including the outstanding-rated Bishop Luffa School. Transport links from the area are excellent, with the A27 providing access towards the A3 and M27, plus mainline train services from Chichester to London Waterloo (90 minutes).

Distances

- Selsey 3.0 miles
- Chichester 6.0 miles
- East Wittering 6.5 miles

Nearby Stations

- Chichester

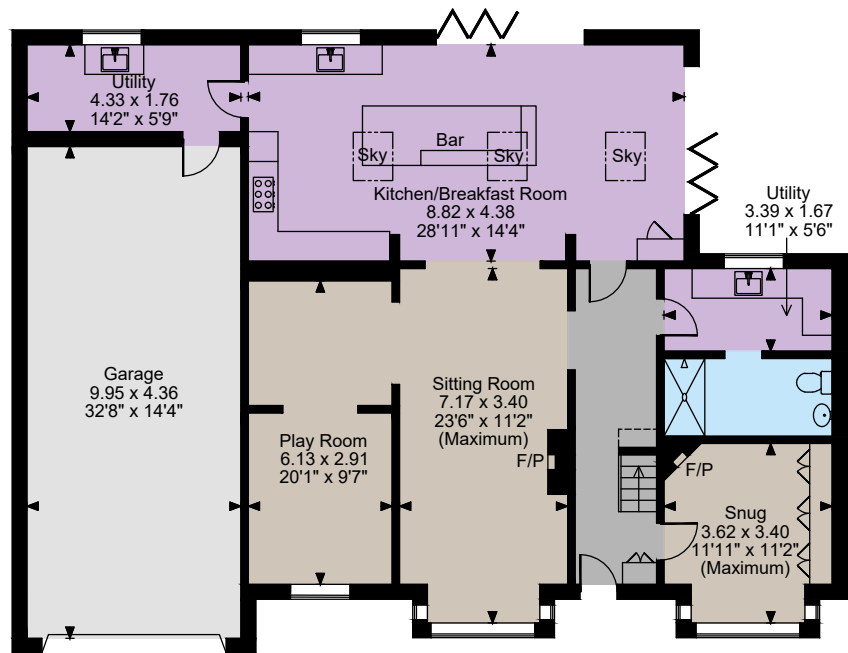
Key Locations

- Chichester Cathedral & Festival Theatre
- Goodwood House
- Arundel Castle
- West Dean Gardens

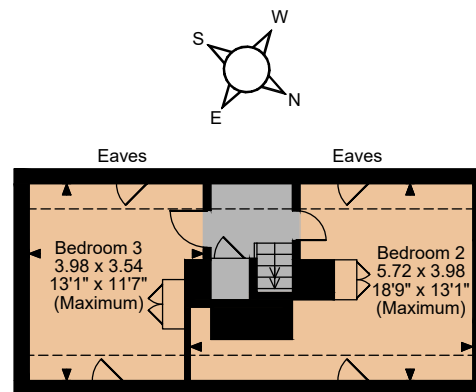
Nearby Schools

- The Prebendal
- Westbourne House
- Oakwood
- Bishop Luffa School
- Great Ballard

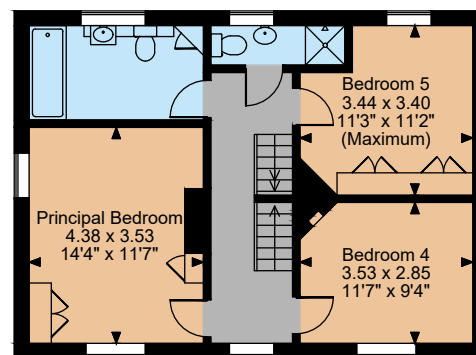




Ground Floor



Second Floor



First Floor

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 2,274 sq ft (211 sq m)

Garage internal area 464 sq ft (43 sq m)

Total internal area 2,738 sq ft (254 sq m)

For identification purposes only.

Directions

PO20 7NA

what3words: ///facelift.passively.lamps - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & drainage

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

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

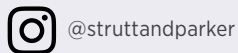
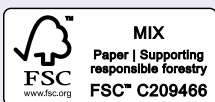
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Chichester

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