



Chester House

Mill Lane, Sidlesham, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

 Waterside

A period house with stunning gardens and views across RSPB-protected meadows to the South Downs and harbour.

A highly attractive and elegant detached house dating from the early 1900s, with considerable wow-factor having been completely renovated and redesigned to provide a modern layout. Chester House is set in a Conservation Area next to Pagham Harbour, with lovely coastal walks, views of the South Downs and harbour and within easy reach of both Selsey and the historic city of Chichester.



3 RECEPTION ROOMS



2 BEDROOMS



3 BATHROOMS



DRIVEWAY PARKING



GARDEN



FREEHOLD



VILLAGE



1,906 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Chester House is an impressive family home with attractive and comfortable accommodation, and a splendid double-fronted façade with tall sash bay windows welcoming plenty of natural light.

On entering the property, there is an open-plan living space that stretches from front to rear. This comprises a sitting area in the bay window and an 8-seater dining area with art deco fireplace. This is separated by a granite worksurface from an airy, open plan kitchen beyond. The kitchen was custom-designed around a striking island topped with a slice of river-bed embedded in heat-resistant resin. The shaker-style fitted units offer extensive storage and include 3 Neff ovens and heated drawer. French doors open onto the south facing rear garden. The kitchen floor is tiled in travertine marble and has piped, underfloor heating. Opening from the kitchen is a well-proportioned drawing room with a vaulted ceiling overhead, and French doors opening to the sunny garden. The ground floor comprises a further reception/study or third bedroom with bookcases and

art deco fireplace. Across the hall is a walk-in shower, basin & WC. The ground floor is completed with a washer/dryer cupboard and further cupboard space providing an ideal location of wine storage.

A striking, contemporary floating staircase leads from the front sitting/dining area to the first-floor landing, off which there are two light and well-presented bedrooms, both en-suite, and a study/dressing/storage area.

Both bathrooms have underfloor heating and are tiled in travertine marble with double-ended bathtubs and separate, good-sized walk-in showers. A hatch from the landing linen cupboard leads to a large, good-height loft area, which is fully boarded and insulated and provides excellent storage and the potential for conversion, subject to the necessary consents.

We have been advised by the owners that the entire house was completely redesigned and renovated fifteen years ago and re-painted throughout just three years ago.









Outside

At the front of the property, the driveway provides parking space for several vehicles, while the garden is laid out with box hedging, lawns and various established shrubs, as well as views across the surrounding conservation area.

The stunning rear garden is a particular feature and benefits from a sunny southwest-facing aspect. It features a patio area for al fresco dining across the back of the house, with a well-maintained lawn beyond. Beautifully laid out border beds to either side of the lawn are filled with various shrubs and colourful flowering perennials, as well as mature trees. Towards the end of the garden there is a further area of lawn with a greenhouse and a garden store, as well as a picnic-style seating area.

Location

Chester House occupies a tucked-away position in the waterside hamlet of Sidlesham Quay from where you can take the coast path in either direction 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.



Distances

- Selsey 3.0 miles
- Birdham 3.6 miles
- Chichester 5.0 miles
- East Wittering 6.5 miles
- Southampton Airport 36 miles
- London Gatwick Airport 51 miles

Nearby Stations

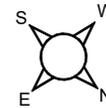
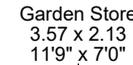
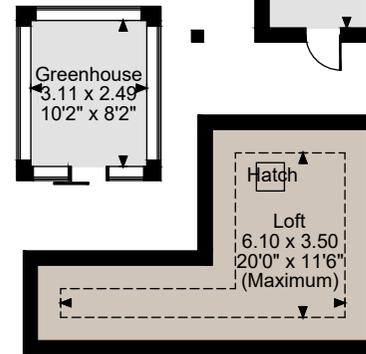
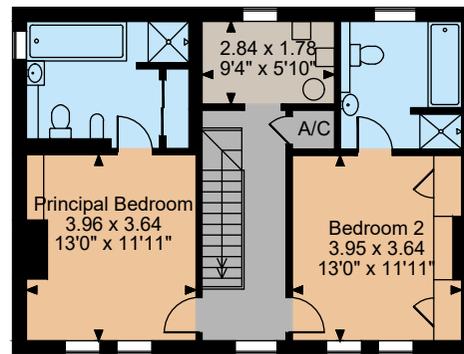
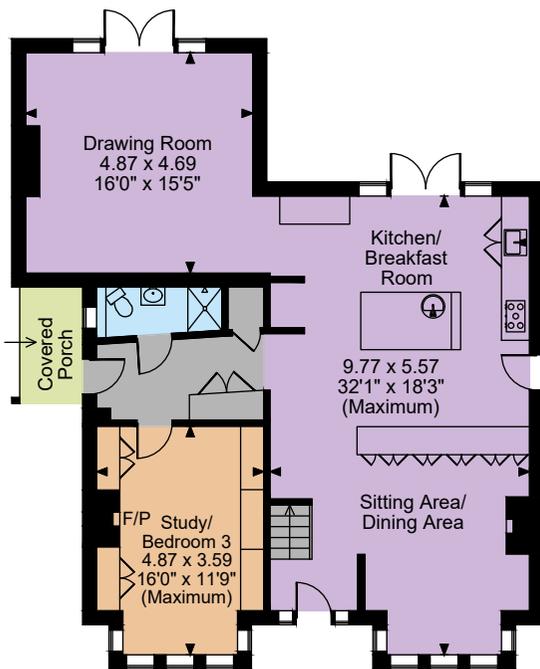
- Chichester

Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre & Cathedral
- The Goodwood Estate
- South Downs National Park
- Arundel Castle







Ground Floor

First Floor

Loft

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 1,906 sq ft (117 sq m)
 Outbuildings internal area 186 sq ft (17 sq m)
 Total internal area 2,092 sq ft (134 sq m)
 For identification purposes only.

Directions

PO20 7NA
what3words: ///rural.marzipan.lung - brings you to the property

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: E

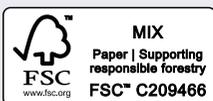
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Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
 struttandparker.com



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