



Littleton Cottage


Selsey Road, Sidlesham, Chichester, West Sussex

**STRUTT
& PARKER**


BNP PARIBAS GROUP

An attractive Grade II listed thatched two bedroom cottage in a sought-after West Sussex location


A beautifully extended period cottage that seamlessly blends modern amenities and high-quality fixtures with charming original features. Offering two generously sized reception rooms and a spacious kitchen/breakfast room, it provides both practicality and character, creating an inviting environment for living and entertaining.




2 RECEPTION ROOMS




2/3 BEDROOMS




1 BATHROOM




GARAGE




GARDEN 0.7 ACRES




FREEHOLD



VILLAGE



1,445 SQ FT



GUIDE PRICE £850,000



The property

Littleton Cottage dates back over 500 years and, other than the church, is recorded as being the oldest property in Sidlesham. It is an attractive stone-built detached cottage, sensitively extended to offer more than 1,200 sq ft of flexible accommodation arranged over two light-filled floors. Designed to offer both practicality and character, this living and entertaining space seamlessly integrates modern amenities and high-quality fixtures with charming period features. These include a traditional thatched roof, casement glazing, exposed wall and ceiling beams, and an original fireplace.

The accommodation flows naturally from an entrance hall with quarry-tiled flooring and a modern family shower room. It briefly comprises a dual-aspect sitting room featuring quarry-tiled flooring, an exposed brick inglenook fireplace, and a study area with a rear-aspect bay window and French doors leading to the terrace. Adjacent is a dual-aspect dining room with matching quarry-tiled flooring and fitted storage. Further, the triple-aspect kitchen/breakfast room—

extended in 2016—offers a feature fireplace, flagstone flooring, modern integrated appliances and a range of wall and base units with complementary work surfaces and splashbacks and wooden shelving. The kitchen also benefits from a large Aga, a double Belfast sink and extra storage space in the form of a useful walk-in pantry. There is ample space for a breakfast table, while a stable door provides direct access to the terrace.

Stairs rise from the entrance hall to a dual aspect principal bedroom with extensive fitted storage and a door to a generous loft area, suitable for a variety of uses. There is also a further second double bedroom off the landing.



Outside

Littleton Cottage is approached through two sets of double five-bar gates over a gravelled in-and-out driveway providing private parking and giving access to a detached garage and a pedestrian gate to the rear entrance. The well-maintained stock-fenced garden surrounding the property extends to 0.7 acres and is laid mainly to level lawn bordered by some mature planting with a small stream with footbridge. It features numerous seating areas and a wraparound paved terrace accessible from the study area and kitchen/breakfast room, ideal for entertaining and al fresco dining.

The whole is screened by mature hedging and enjoys far-reaching views over surrounding countryside.

Location

Sidlesham village has a primary school, local garage with shop, church, pub, renowned pub/restaurant and a Conservation Area quay. The Cathedral City of Chichester offers a more comprehensive range of shopping, leisure and cultural facilities including

the renowned Festival Theatre and Pallant House Gallery. The area also offers excellent sporting facilities including several golf courses, walking in the South Downs National Park, sailing around Chichester Harbour, numerous sandy beaches and Goodwood, with its historic house, horse racing, golf and motor racing, including The Festival of Speed and Revival events which it hosts. It also has a small airfield.

Transportation links are excellent: trains from the city's mainline station (4.1 miles) run to Portsmouth, Brighton and central London and the A27 gives access to regional centres, the M27, A3(M)/M3 and motorway network.

There are ferry services from Portsmouth to the Isle of Wight, the Channel Islands and continental Europe.



Distances

- Sidlesham Quay 0.3 mile
- Chichester 4.9 miles
- West Wittering Beach 6.5 miles
- Southampton Airport 34.6 miles
- London Gatwick Airport 50.8 miles

Nearby Stations

- Chichester

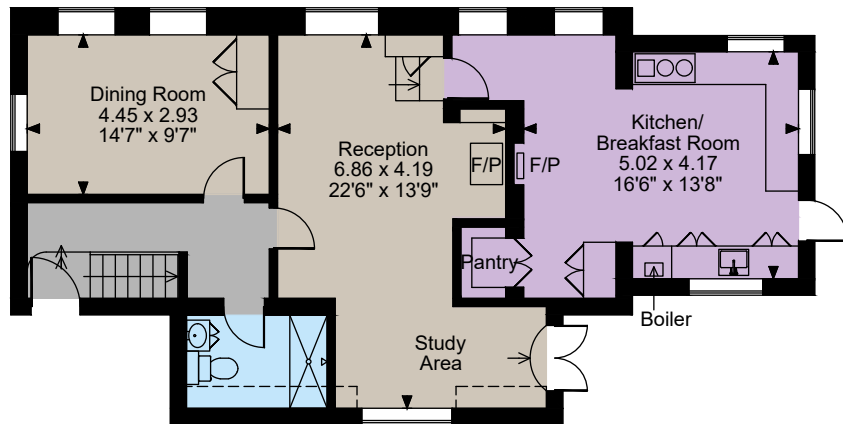
Key Locations

- Arundel Castle
- Chichester Cathedral
- Goodwood House
- West Dean Gardens

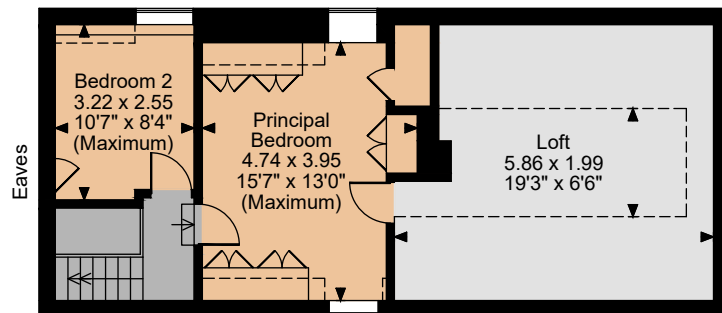
Nearby Schools

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





Ground 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 1,244 sq ft (116 sq m)

Garage internal area 201 sq ft (19 sq m)

Total internal area 1,445 sq ft (134 sq ft)

For identification purposes only.

Directions

PO20 7QX

what3words: ///galaxies.jelly.refer - 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 F

EPC Rating: D

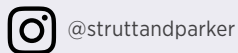
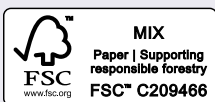
Chichester

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