



Littleton House, Selsey Road, Sidlesham, Chichester,  
West Sussex

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# Littleton House, Selsey Road, Sidlesham, Chichester, West Sussex PO20 7QX

A charming Grade II listed house with four bedrooms, five reception rooms, a delightful garden and beautiful countryside views

Birdham 2.7 miles, Selsey 3.5 miles, Chichester mainline station 4.1 miles (90 minutes to London Waterloo), Chichester city centre 4.2 miles, A3(M) 15.0 miles

Reception hall | Reception room | Morning room/family room/snug | Study | Dining/breakfast room | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Garden room with shower room Garage and carport | Garden stores | Garden EPC Rating D

## The property

Littleton House is a splendid Grade II Listed property, which dates from the 18th century in its current form, but with earlier origins. The property offers 2, 225 sq. ft of light-filled accommodation arranged over two floors, with retained features including exposed beams and fireplaces.

The ground floor provides five beautifully presented reception rooms of similar proportions. There is a reception room with a woodburning stove, a formal dining room, a family room/snug, a study and a dining/breakfast room. Each of the reception rooms are light and airy with the study and breakfast room featuring French doors opening onto the rear garden. There is also a well-equipped kitchen with shaker-style units, a split butler sink and a stainless steel range cooker.

Upstairs there are four comfortable double bedrooms, including the principal bedroom with its en suite bathroom. The first floor also has a family bathroom with an over-bath shower.

## Outside

At the front of the property there is a gravel driveway with parking space for several vehicles and access to the detached garage and carport. At the rear of the garaging block there is a lovely garden room offering useful additional accommodation, including a kitchenette and a shower room. The garden is mostly to the side and rear and includes immaculate lawns, paved and gravel terracing, well-maintained hedgerows and various mature trees. There is also a vegetable garden and a greenhouse, as well as garden storage.

## Location

The property is set in the village of Sidlesham, within easy reach of sought-after Birdham, 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, which include the renowned Festival Theatre, the Cathedral, art galleries, museums and restaurants. Goodwood Estate to the north offers horse racing and motor events as well as a small airfield. The local area is renowned for being home to numerous sailing clubs and is a haven for water based activities, with the blue flag sandy beach at West Wittering being of particular note. Secondary schooling is available just a short distance away in Hunston at Chichester Free School and also 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).















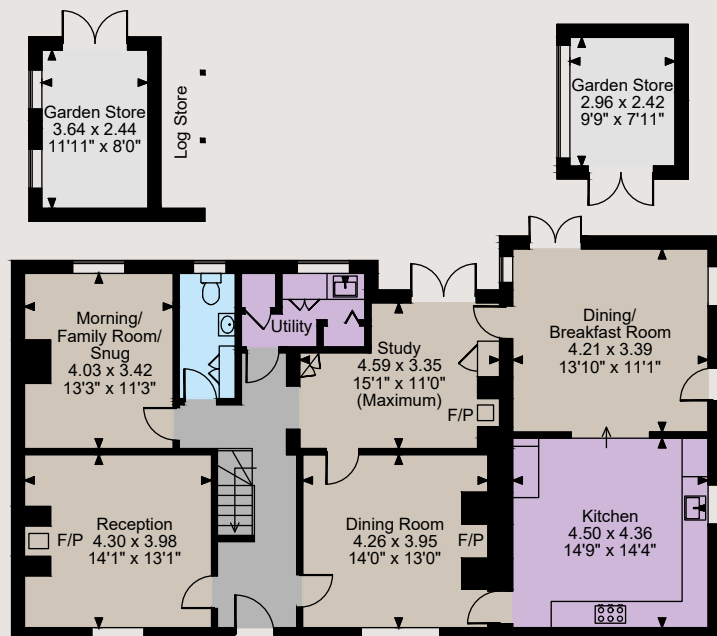
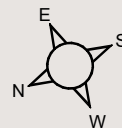




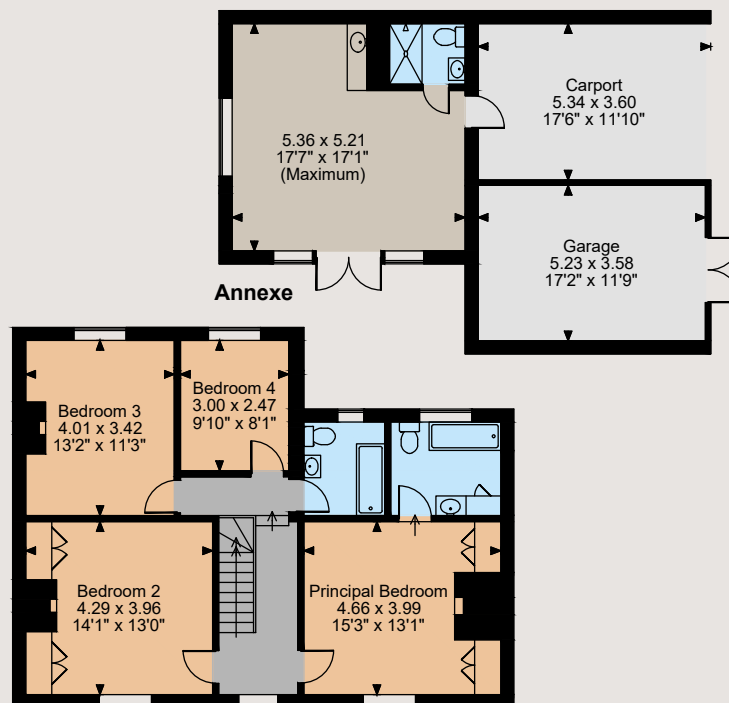


## Floorplans

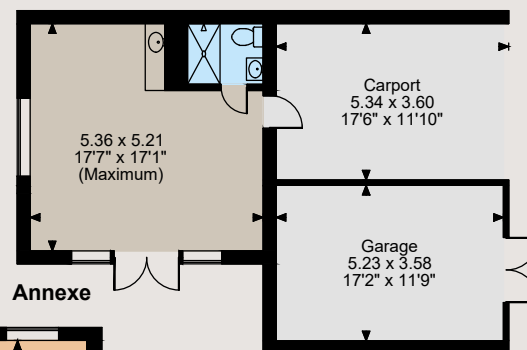
Main House internal area 2,225 sq ft (207 sq m)  
Garage and Carport internal area 411 sq ft (38 sq m)  
Garden Store internal area 173sq ft (16 sq m)  
Annexe internal area 302 sq ft (28 sq m)  
For identification purposes only.



Ground Floor



First Floor



Annexe

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

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## Directions

From Chichester, take the A286/Stockbridge Road away from the city centre and at the Stockbridge Roundabout, take the second exit to stay on the A286. At the next roundabout, take the first exit onto the B2201/St. George's Drive and after 2.4 miles, turn right onto the B2145. After a mile, you will find the property on the left.

## General

**Local Authority:** Chichester District Council  
**Services:** Mains gas, electricity, water & drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £995,000

## Chichester

31 North Street, Chichester PO19 1LY

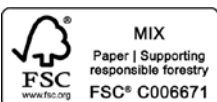
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