



89 Fletchers Lane

Sidlesham Common, Chichester, West Sussex PO20 7QG

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Wonderful nearby countryside

89 Fletchers Lane

Sidlesham Common
Chichester, West Sussex

A charming spacious semi-detached house with 4 bedrooms, 2 bathrooms, countryside views and a delightful south aspect garden, located in a desirable rural village, between Sidlesham Quay and Chichester Marina



The South Downs and Chichester harbour

Property Features

Semi-Detached House
3 Double Bedrooms
Landing and Family Bathroom
Entrance Hall, 4th Bedroom (ground floor)
Shower Room (ground floor)
Sitting Room and fireplace
Large Dining Room open plan
Kitchen and Utility Room
4 Solar external panels (serving hot water)

Outside

Own driveway provide parking spaces for at least 2 vehicles
space for a Garage subject to planning consent
Delightful garden with a sunny South aspect

In all set about 0.2 acres

Wonderful countryside location

THE PROPERTY

This spacious semi-detached house is situated on a corner plot with far reaching countryside views and the house offers versatile accommodation. Upon entering the house there is a welcoming entrance hall with doors leading off to the superb ground floor shower room/WC and adjacent 4th bedroom. Further along the hall there is a door opening into the large sitting room with a chimney breast and gas fire, and rectangular bay window. At the end of the hall there is a large double aspect dining/family room, with a wood burning stove, overlooking the main south facing garden and patio doors opening out onto the delightful rear garden. This room is open plan to the kitchen, which has a breakfast bar and a good range of wall and base units with extensive worktops and built in hob and eye-level oven. A door from the kitchen leads into the utility room. From the hall a staircase leads up to the landing and doors lead to the three double bedrooms and a family bathroom. There is a comfortable light and airy atmosphere throughout the accommodation and a number of rooms have outstanding views over the nearby wonderful countryside.

SIDLESHAM COMMON & VILLAGE

A highly regarded small village about 4 miles south of Chichester and has a small well regarded and popular primary school and the 13th-century church of St Mary Our Lady. Sidlesham Common is surrounded by several thousands of acres of farmland and there are stunning views towards the South Downs and lovely walks at nearby Pagham Nature Reserve and The Crab & Lobster Inn at Sidlesham Quay. There is a local public house/restaurant and a local fuel garage with everyday shopping amenities. Chichester Golf club at Hunston is about a mile. The village is within easy reach of Donnington and Birdham where there are a selection of pub/restaurants, Crouchers Hotel Restaurant and two marinas at Birdham and Chichester.





COASTAL & COUNTRY PURSUITS

The surrounding area is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways.

There are miles of sandy/pebble beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally.

Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.





CHICHESTER

Sidlesham Common and the Village is about 4 miles south of Chichester City which dates back to the first century AD and is steeped in history, with archaeological remains from the Roman Conquest such as the tall defence Walls which provides a walk round the City and the shopping centre is accessed through level pedestrianised areas leading to the ancient Cathedral founded during 1075. Much of the City was built during the Georgian and Victorian eras and one of the most interesting buildings in the City is the Georgian (former) Corn Exchange circa 1833 in East Street. Amenities include: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. Schools and accessible from Chichester include; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, Bedales at Petersfield and Portsmouth Grammar school.

COMMUNICATION ROAD & RAIL LINKS

Chichester has a mainline rail station with fast links to: London/Waterloo via Havant (95mins) and to London Victoria (105mins) via Chichester. The A3 (M) motorway is about 4.5 miles west, connecting to the M25 Junction 10 and to central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles). Southampton International Airport (24miles) and Portsmouth (8miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe.

GARDEN & GROUNDS

The house is approached from a lovely country road leading into a gravel driveway parking area with space to one side of the house for a garage subject to planning consent. The house is well situated on a corner plot with a delightful south facing garden and a 'sun trap' enclosed paved patio rear garden area accessed from the kitchen/family/dining room. The garden is mainly laid to lawn and there are many interesting features including a variety of small trees, shrubs and hedges providing a good degree of privacy.

In all, set about 0.2 acres

NOTE: Fletchers Lane, this is owned by a management company formed by the owners of houses along Fletchers Lane. **The annual fee contribution paid by the vendor in 2020 is currently £200.**

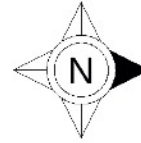


Fletchers Lane, Sidlesham

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft

Outbuilding = 5.7 sq m / 61 sq ft

Total = 152.3 sq m / 1639 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



DIRECTIONS

Travelling from the West along the A27 to Chichester at the main Stockbridge Roundabout signposted West Wittering, continue south along the A286, after about half a mile at the first roundabout by the Coop Store turn left into the B2201 continue through the village of Donnington follow the sign for Selsey and turn right onto the B2145 and after a short distance at the Anchor Pub turn right into Rotten Row, continue beyond Boxham Lane for about 300 yards and turn right into Fletchers Lane and the entrance to number 89 will be found immediately on the left hand side.

Travelling from the East along the A27 at the Selsey/Hunston roundabout continue on the B2145, and after a short distance at the Anchor Pub turn right into Rotten Row, continue beyond Boxham Lane and turn right into Fletchers Lane, number 89 will be found immediately on the left hand side.

SERVICES: Mains electricity, water, drainage and LPG gas supply
LOCAL AUTHORITY: Chichester District Council T: 01243 785166
Council Tax Band: D **EPC Rating:** F **Brochure:** May 2020



Goodwood Racecourse



Chichester Marina



West Wittering Beach 4 miles

Viewings by Appointment:

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