



**Price**

**£1,200,000**

**Freehold**

4x  4x  3x 

**Easton Lane, Sidlesham,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Sitting Area: 20'7 x 13'0 (6.28m x 3.97m)

Kitchen/Diner: 20'7 x 15'8 (6.28m x 4.78m)

Lounge: 21'1 x 15'7 (6.43m x 4.75m)

Sun Room: 15'0 x 13'8 (4.58m x 4.17m)

Utility Room

Cloakroom

Bedroom 2: 18'8 x 10'11 (5.69m x 3.33m)

En-Suite Bathroom

Bedroom 4/Dressing Room: 14'5 x 8'10  
(4.40m x 2.69m)

En-Suite Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 20'8 x 12'3 (6.30m x 3.74m)

En-Suite Bath & Shower Room

Bedroom 3: 13'9 x 12'5 (4.19m x 3.79m)

En-Suite Shower Room

### OUTSIDE

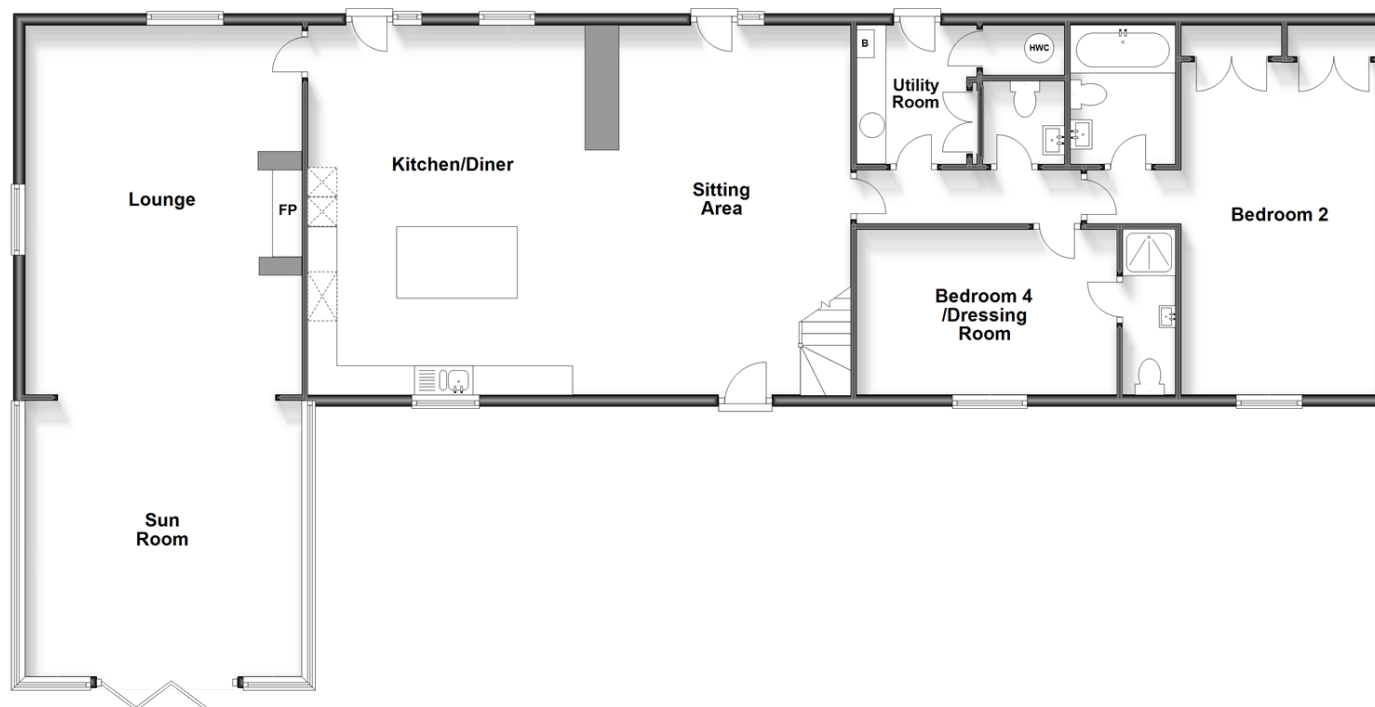
Triple Garage & Studio

Off Road Parking

Stable/Outbuildings

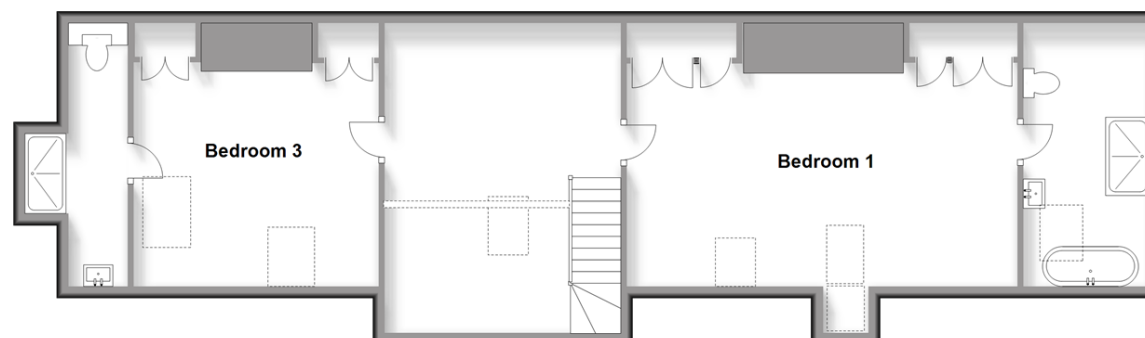
#### Ground Floor

Approx. 169.5 sq. metres (1824.6 sq. feet)



#### First Floor

Approx. 88.3 sq. metres (950.0 sq. feet)







## Main features

- Stunning barn conversion with paddock & stable
- Benefits from triple garage with studio apartment above
- Oak framed sun room overlooking the gardens
- Open planned kitchen/diner with sitting area
- Light & airy lounge with vaulted ceilings & stylish wood burner
- Gated entrance with sweeping drive
- Easy access to the beach



### Nearest Schools

Sidlesham Primary 1.2 miles, Birdham CofE Primary 1.9 miles, East Wittering Community Primary 1.9 miles, Chichester High School for Girls 4.7 miles, Chichester High School for Boys 4.8 miles, Chichester College 4.9 miles



### Transport Information

Train Stations: Chichester 4.8 miles, Fishbourne 4.9 miles, Bosham 5.2 miles



### Address

Easton Lane, Sidlesham, Chichester, West Sussex, PO20



### Directions

For directions to this property please contact us.





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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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