



Sims Williams



BAY COTTAGE, SACK LANE, LIDSEY, WEST SUSSEX, PO22 9PD



Denotes restricted
head height

Approximate Area = 2297 sq ft / 213.3 sq m
Limited Use Area(s) = 327 sq ft / 30.3 sq m
Total = 2624 sq ft / 243.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Sims Williams. REF: 1270511



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£675,000 Freehold

BAY COTTAGE, SACK LANE, LIDSEY, WEST SUSSEX, PO22 9PD

- Detached Farm Cottage
- Originally Built 1829
- Five Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- En-Suite To Master
- Wrap Around Garden
- Modern Kitchen/Diner
- Rural Location

EPC RATING

Current = D

Potential = A

COUNCIL TAX BAND

Band = E

Sack Lane is a rural area located in the hamlet of Lidsey, which primarily consists of former farm buildings and cultivated fields. This location also provides convenient access to both Bognor Regis and Barnham mainline train stations, with Barnham being 3.9 miles away and Bognor Regis 6 miles to the south. This detached farmhouse was originally built in 1829 and is situated close to local amenities such as Marks & Spencer and Sainsbury's, as well as public transport links. To the north of the property, you will find the South Downs National Park and the Goodwood Estate, famous for hosting the renowned Festival of Speed, horse racing events, and golfing at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and features a comprehensive shopping centre, the Festival Theatre, and a variety of popular restaurants and cafes.

This property has recently undergone refurbishment and is well-presented throughout. Extended in the late 1990s, the house now offers a deceptively large amount of accommodation spread over three floors.

Upon entering, you will find a porch area for coats and shoes, leading to a recently refurbished kitchen/diner that provides ample space for a dining table. From here, you can access a cloakroom, the conservatory, and the inner hallway, which connects to all other rooms and the stairs.

The reception rooms include a snug/office with an open brick fireplace, a conservatory with doors leading to the garden, and a large dual-aspect sitting room featuring an additional fireplace and double doors opening onto the rear garden.

On the first floor, there is a superb family bathroom equipped with a freestanding roll-top bath, a separate shower, and a three-piece suite. Additionally, there are four generously sized double bedrooms, with the master bedroom boasting a full en-suite bathroom complete with a shower over the bath.

The second floor includes a large double bedroom with a dressing area and its own full bathroom.

Outside, the property features a wraparound garden that offers views over the farmland. There is also a large storage shed, along with a lawn, a patio area, and original flint walls.

