



LITTLE BOWER | ROTTEN ROW | SIDLESHAM | PO20 7QS



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£775,000 FREEHOLD

- Fully Renovated Period Cottage
- Entrance Vestibule
- Snug
- Open Plan Reception Room
- Luxury Fitted Kitchen
- Main Bedroom.
- Further 2 Bedrooms
- Shower Room
- Double Garage & Parking
- Lovely Gardens

A delightful period cottage which has been the subject of an extensive renovation in a highly sought after rural location about 5 miles to the south of Chichester.

The property has been fully rewired and has the latest insulation throughout. Heating is by gas and there is underfloor heating on both the ground and first floors. There is air conditioning on the first floor and a whole house ventilation and heat recovery system throughout the cottage. Both reception rooms have cast iron DEFRA approved log burning stoves and the dining room offers views down the garden and opens onto the stunning fitted kitchen.

The main bedroom has a dressing area and a shower room en suite. There are 2 further bedrooms and a shower room.

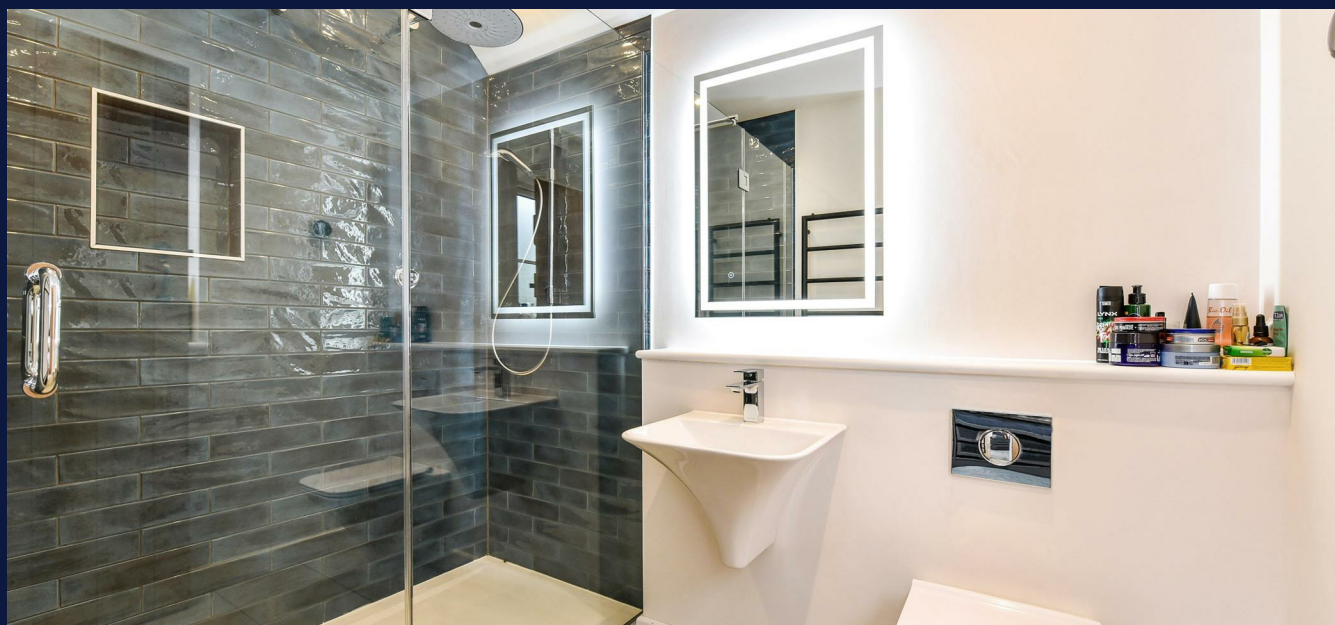
Outside the lovely gardens are principally laid to lawn with a double garage with room above. Further ample off road parking.









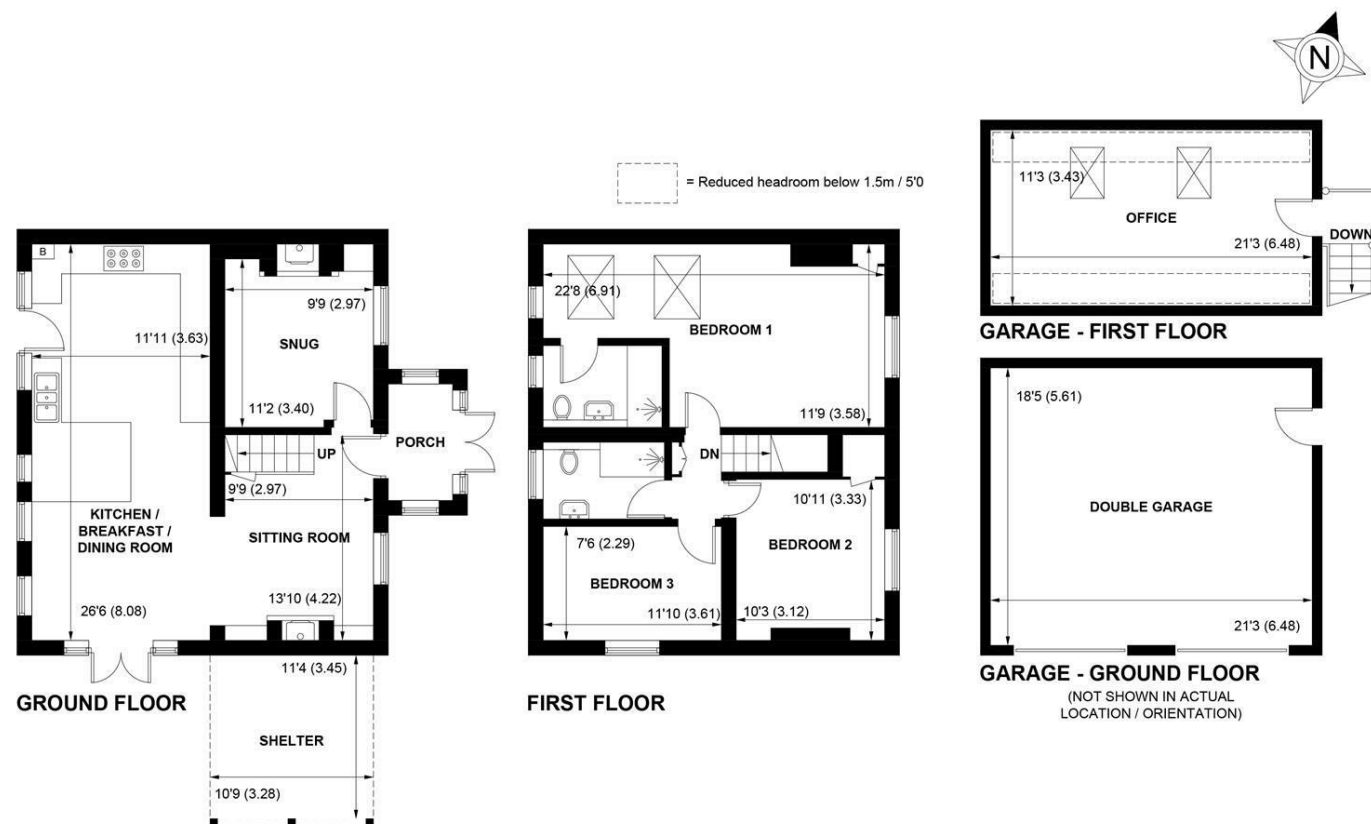




EPC Band - Current - G Potential -

Council Tax Band E

From Chichester proceed south on the B2145 signposted to Selsey. After about 5 miles, on entering Sidlesham, turn right into Rotten Row. The property can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 1235 SQ FT / 114.7 SQ M

(EXCLUDING SHELTER)

DOUBLE GARAGE / OFFICE = 640 SQ FT / 59.5 SQ M

TOTAL = 1875 SQ FT / 174.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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