



**WHITLOCKS**  
ESTATE AGENTS

Selsey Road, Sidlesham, Chichester

Guide Price £600,000



This spacious 1920s three-bedroom semi-detached home offers a fantastic blend of character and versatile living, set in a desirable location with lovely views to the rear over open farmland.

Upon entering, you are welcomed by a central hallway leading to a comfortable living room at the front, filled with natural light. A separate dining room provides an ideal space for family meals and entertaining, while the kitchen is well arranged with ample storage and worktop space. To the rear, a generous conservatory spans the width of the property, creating a bright and flexible additional living area with attractive views over the garden and beyond.

Also on the ground floor is a dedicated office, perfect for home working or use as a study, along with a conveniently located shower room.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a variety of needs. The first floor is served by a family bathroom, completing the internal layout.

Externally, the property benefits from driveway parking and a rear garden enjoying open farmland views. A useful outbuilding provides additional storage or potential for a range of uses.

Further benefits include gas-fired central heating and double glazing throughout. The property will be sold with an onward chain.

This is a wonderful opportunity to acquire a characterful home with generous space and a semi-rural outlook, and early viewing is highly recommended.



The remarkable and historical City of Chichester offers an abundance of amenities including boutiques, shops, cafes, restaurants and charming pubs as well as a Festival Theatre. Furthermore, there are excellent sports facilities close by such as tennis courts, swimming pools and gyms. There are fantastic transport links within the city including a reliable bus service and train station with a direct line to London Victoria. Chichester is also within proximity to Goodwood, famous for its special events including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts, as well as a season of horse racing including the Qatar Goodwood Festival. Chichester also offers plenty of beautiful walks and cycle routes, including Brandy Hole Copse Woodland, Centurion Way, or onto the picturesque Chichester Marina. You are also within a short drive to Selsey seafront and the ever-popular West Wittering sandy beach.

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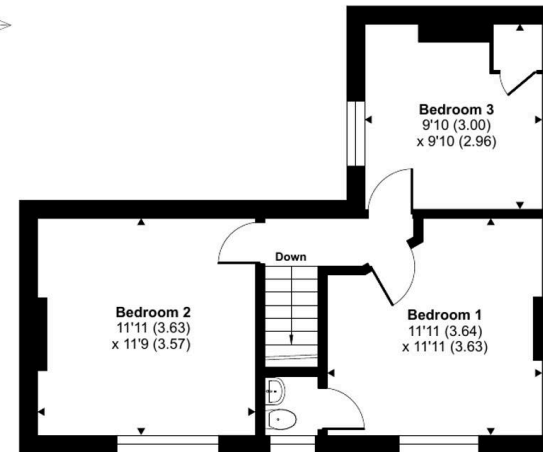
## Avondale, Selsey Road, Sidlesham, Chichester, PO20

Approximate Area = 1327 sq ft / 123.2 sq m

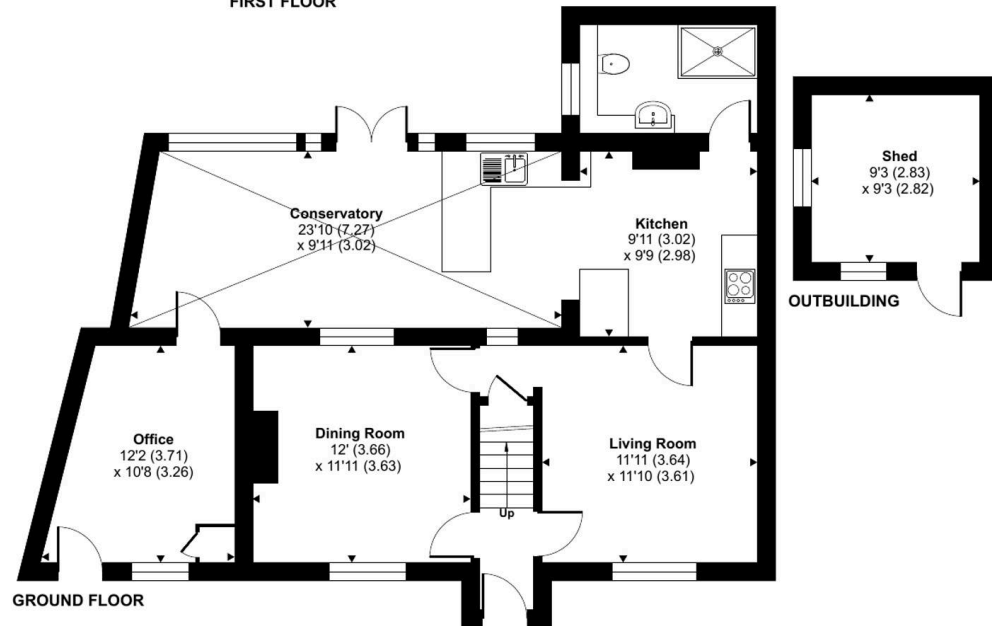
Outbuilding = 86 sq ft / 7.9 sq m

Total = 1413 sq ft / 131.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Whitlocks Estate Agents. REF: 1448078





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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: