



WHITLOCKS
ESTATE AGENTS

Chalk Lane, Sidlesham, Chichester

Guide Price £675,000



Set within a generous plot of approximately one third of an acre, this substantial four bedroom semi detached home offers flexible family accommodation, extensive parking and an excellent range of outbuildings. Extended in 2018, the property has been thoughtfully adapted to create a home that balances sociable open plan living with practical everyday space.

At the heart of the ground floor is a superb open plan kitchen, dining and living area, creating a natural hub for family life and entertaining. The contemporary fitted kitchen provides a good range of cabinetry, integrated appliances and preparation space, while the adjoining dining and living areas offer plenty of room for both everyday use and larger gatherings. A log burner adds a cosy focal point to the living area, creating a warm and inviting atmosphere.

Doors open directly onto the garden, creating an easy connection between the internal living space and the extensive outside areas beyond.

Elsewhere on the ground floor is a generous separate home office, ideal for those working remotely or requiring a dedicated study space. A useful utility room and downstairs WC add further practicality, ensuring the main living areas remain both functional and well organised.

Upstairs, the property provides four well proportioned bedrooms, including a particularly generous principal bedroom. The remaining bedrooms offer excellent flexibility for children, guests or additional home working space and are served by a modern family bathroom.

Outside, the property really comes into its own. The wrap around garden extends to approximately one third of an acre and is predominantly laid to lawn, with established trees and planting creating an attractive and private setting.

Immediately adjoining the house is a useful area for outdoor seating and dining, while the scale of the garden provides plenty of room for children, pets and those who enjoy spending time outdoors.





Spacious four bed semi on one third acre. Open plan living, home office, utility, large garden, outbuildings, and ample parking. Ideal for families needing flexible space.

- Four Bedroom Semi-Detached Family Home
- Generous Plot of Approximately One Third of an Acre
- Impressive Wrap-Around Garden
- Substantial Open-Plan Kitchen / Dining / Living Space
- Separate Home Office
- Utility Room & Downstairs WC
- Two Workshops & Separate Store
- Huge Driveway Providing Extensive Off-Road Parking
- Excellent Space for Families, Hobbies or Home Working
- Spacious & Versatile Accommodation Throughout





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. Additionally, St Richard's Hospital is on the outskirts of the City Centre is a medium size District Hospital offering a range of services and wards including an Accident and Emergency Department. 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 which is 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 on its doorstep, including Brandy Hole Copse Woodland, Centurion Way, or onto the picturesque Chichester Marina to watch the boats and yachts. You are also within a short drive to Selsey Sea Front and the ever-popular West Wittering white sand beach!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Whitlocks Estate Agents

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