



Main Road, Chichester, West Sussex, PO18

Guide Price: £700,000 *Freehold*

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A pretty, detached, period cottage with a separate annex, parking and gardens.

KEY FEATURES

- Detached Grade II Listed Cottage
- Dating from 18th Century
- Characterful features throughout
- Detached annex
- Established garden
- Ample driveway parking
- No onward chain



Petersfield

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DESCRIPTION

The property is a detached Grade II Listed cottage dating from the 18th Century, with painted brick and rendered elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the incredibly useful detached annex which would make an ideal home office or accommodation for friends and relatives for those extended visits. Inside the main house are lovely character features which include cottage style windows, exposed brickwork and a wood burner in the sitting room. Outside, the house is approached through a pedestrian iron gate onto a path which leads to the front door. The garden is predominantly laid to lawn with a variety of mature borders, hedging and there's a magnificent magnolia tree. Running along the northern boundary is an attractive brick and flint wall and towards the bottom of the garden is a large workshop and the detached annex. In all, the property lies in a plot of approximately 0.19 acre.

ACCOMMODATION

Two bedrooms, family bathroom, reception room with dining and sitting area, kitchen/breakfast room, downstairs cloakroom with WC, gardens, workshop and parking. Annex with sitting room, bathroom and bedroom.

LOCATION

Nutbourne lies in the south-west corner of West Sussex between Chichester and Emsworth and just north of Chichester Harbour. The village of Southbourne lies approximately 1 mile to the west and amenities include a Co-Op Supermarket (that also houses a Post Office), Southbourne Farm Shop, a local chemist and Southbourne Surgery. Schools include Bourne Community College, the local comprehensive school and Southbourne Infant and Junior Schools. A wider selection of schools are available in Chichester. There is a train station in the village offering indirect railway links to London Waterloo and Victoria. The house lies just beyond the fringes of The South Downs National Park, renowned for its unspoilt rolling countryside and outdoor pursuits and close to Chichester Harbour which is well known for its sailing and other water sports.

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. After approximately 10 miles, bear left towards Chichester along the A27. Stay on the A3 for just under 10 miles before taking the exit to Bedhampton. At the roundabout at the bottom of the slip road, take the second exit signed to Chichester and the A27 and at the next roundabout, take the first exit, again signed to Chichester and the A27. After approximately 1.5 miles, take the exit signed to Emsworth. At the bottom of the slip road, take the third exit, back under the A27 and join the A259. Continue through Emsworth and at a roundabout in Southbourne with Pets Corner on your right, proceed straight on. After a further 0.8 mile, turn right and then immediately right again. The property is after a short distance on your left hand side.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Painted brick and rendered elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: Chichester District Council. Band: "E"

EPC Rating: "D" (58) Annex: TBC

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Good outdoor and variable in-home with EE. Good outdoor with Vodafone, O2 and Three. (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Ample driveway parking.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: avoid.offstage.bystander

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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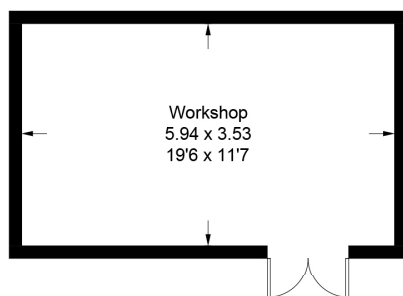
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Main Road, PO18

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

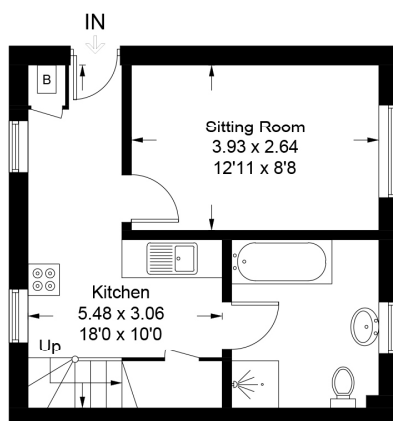
Annexe / Workshop = 69.4 sq m / 747 sq ft

Total = 155.4 sq m / 1673 sq ft



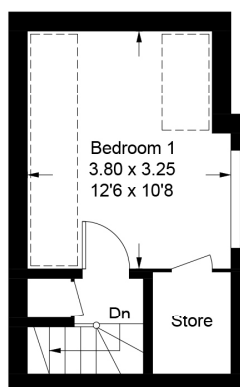
(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0

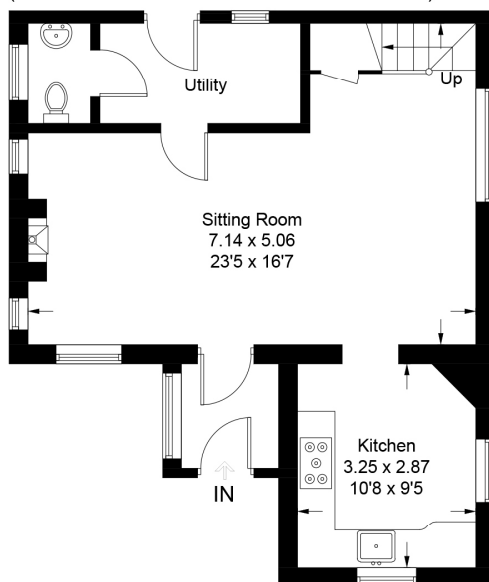


Annexe - Ground Floor

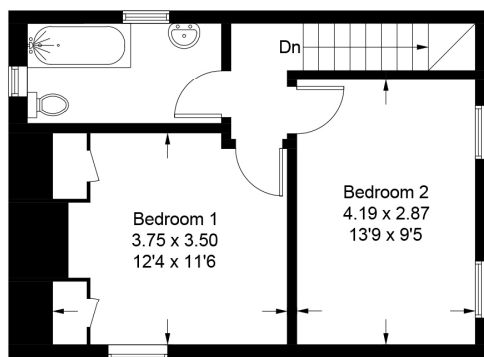
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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