



Sussex Cottage, Down Street, West Ashling, Chichester,  
West Sussex

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BNP PARIBAS GROUP 

## Sussex Cottage, Down Street, West Ashling, Chichester, West Sussex PO18 8DS

A charming period cottage with a secluded south-facing garden in the heart of a picturesque downland village, and with beautiful views

Bosham 2.9 miles, Chichester & Mainline station 4.7 miles (London Victoria 1hr 33 mins), Emsworth 4.9 miles, Goodwood Motor Circuit 6 miles, Guildford 35 miles

Reception hall | Sitting/dining room | Kitchen/breakfast room | Sun room | Principal bedroom with en suite shower room & dressing room | 2 Further bedrooms | Family bathroom | Car parking | Store | Garden | EPC rating D

### The property

Sussex Cottage is an enchanting, semi-detached property with enhanced interiors which provide a pleasing open ambience, echoing stylish presentation. Character features include exposed rustic timbers, flagstone flooring and vintage fireplaces, with beautiful wood floor covering extending from the hallway across the first reception room. The sitting area enjoys the warmth of a wood-burning stove with space for dining alongside and double doors provide a link into the bright kitchen/breakfast room. Fitted with white, modern cabinetry, topped with wood work surfaces, the kitchen features an island unit which creates a subtle divide to the informal breakfast area and there are glazed double doors which connect to the garden terrace. French doors to the opposite aspect open into a bright sun room which provides a relaxed space where a glass roof and glazed doors to the front garden blur the boundaries between the inside and the outside.

The principal bedroom on the ground floor is accessed via a well-appointed dressing room, with a smart en suite shower room and French doors linking to the garden. On the first floor, there are two further bedrooms, both with decorative cast-iron fireplaces, and a stylish family bathroom.

### Outside

A brick and flint wall fronts the lane, with pedestrian access to the entrance doorway and the front garden where fragrant lavender bushes line the edge of the gravelled pathway. In the rear garden, paving adjoins the back of the house with direct access from the kitchen/breakfast room and the principal bedroom onto a sheltered terrace. A pathway links to a further paved setting with low-brick wall surround which offers an enclosed zone for dining al fresco. Borders are filled with an attractive collection of colourful and architectural shrubs and perennial plants, which frame an area of lawn in this tranquil, outdoor sanctuary. A private lane just beyond the property leads to a secure gated parking space for two cars which offers a rear access route to the house.

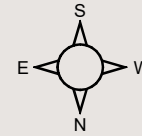
### Location

With an archetypal village pond and a popular food-focused pub, West Ashling lies in a stunning semi-rural setting with vistas to the South Downs landscape. Local amenities can be found at nearby Funtington, which has an excellent farm shop and a primary school, and at Bosham, which is also home to a well-regarded sailing club attracting dinghy sailors and yachtsmen alike, with access to excellent sailing within the harbour and the Solent beyond. The mainline station at Chichester provides journeys along the south coast, to London Victoria via Gatwick and to London Waterloo via nearby Havant. For motorists, the A27, provides access to the A3(M) and on to the M25, linking to major road networks. Well-regarded schooling in the vicinity includes Bishop Luffa School, Oakwood School, The Prebendal School, Westbourne House and Portsmouth Grammar School.





Floorplans  
 Main internal area 1,412 sq ft (131 sq m)  
 Store internal area 114 sq ft (11 sq m)  
 Total internal area 1,526 sq ft (141 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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### Directions

From Strutt & Parker's Chichester office, proceed northwards and at the gyratory roundabout exit onto the B2178, sign-posted to Funtington. Pass through the village of East Ashling and then take the left turning to join the B2146/Southbrook Road. Next bear right onto Downs Street where the property will be found on the left.

### General

**Local Authority:** Chichester District Council  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £825,000

### Chichester

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