



**BRIMFAST HOUSE**  
SIDLESHAM COMMON, WEST SUSSEX

**JACKSON-STOPS** 

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**BRIMFAST HOUSE, BRIMFAST LANE  
SIDLESHAM COMMON, WEST SUSSEX**

**GUIDE PRICE: £849,000  
FREEHOLD**

An interesting detached house occupying a lovely rural position with flexible accommodation comprising a main house and a range of annexe or holiday let accommodation.



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**DISTANCE**

CHICHESTER 4 MILES

CHICHESTER MARINA 3 MILES

LONDON 83 MILES

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**GROUND FLOOR**

- Sitting Room
- Dining Room
- Bedroom 4/Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- 2 Conservatories

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**FIRST FLOOR**

- 3 Bedrooms
- Family Bathroom

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**ANNEXE**

- 2 Double Bedrooms with En-Suite Shower Rooms

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**OUTSIDE**

- Detached Double Garage
- 0.9 acre plot
- Detached Lodge comprising:  
Sitting Room & Double Bedroom

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## DESCRIPTION

The main house has spacious accommodation with three double first floor bedrooms plus an additional ground floor bedroom or study, along with a spacious living room and dining room. There is a conservatory which in turn links to an additional annexe currently in the format of two double bedrooms, each with an en-suite, which could equally be redesigned to create a living room/kitchen and double bedroom with en-suite bathroom, therefore creating a self-contained annexe.

Additionally, there is a detached holiday lodge, perfect for weekend/holiday and Airbnb lettings to create an income. In all, the property sits on 0.9 of an acre of garden, mostly lawned and with ample parking, with a detached double garage. The house is surrounded on three sides by miles of open farmland providing long reaching views.

Planning permission was approved in 2009 (now lapsed) to join the annexe and house, thus creating a six/seven bedroom house with four bathrooms and four/five reception rooms (09/02177).

The house is situated around 1.5 miles from Hunston village with its local shop and pub, and is in easy reach of Mill hamlet and Pagham Nature Reserve which will be found a few miles to the south. Sidlesham village has a primary school and a popular gastro-pub in Mill Hamlet called The Crab & Lobster. Chichester city centre provides the usual sort of facilities expected in a county town, with mainline services to London Victoria and access to the A27 trunk routes both east and west. The beaches of Selsey will be found around 5 miles to the south.



**Services:** Mains electricity and water. Private drainage. Oil-fired central heating.

**Fixtures & Fittings:** Are excluded from the sale but may be available by separate negotiation.

**Local Authority:** Chichester District Council, East Pallant House, Chichester  
Tel: 01243 785166 Council Tax Band: G

**Directions: PO20 7PZ**

From Chichester, proceed south signposted to Selsey and proceed through Hunston village. Brimfast Lane will be found shortly after the Chichester Golf Centre on the left.

**Brimfast Lane, Sidlesham, PO20 7PZ**  
**APPROXIMATE GROSS INTERNAL AREA = 3037 SQ FT / 282 SQ M**  
**GARAGE / STORE = 409 SQ FT / 38 SQ M**  
**HOLIDAY LODGE = 402 SQ FT / 37 SQ M**  
**TOTAL= 3848 SQ FT / 357 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID509840)  
**Produced for Jackson - Stops**

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CHICHESTER SALES

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PROPERTY EXPERTS SINCE 1910