

2 Stakeways Ham Road, Sidlesham, PO20 7NS

£2,500 Per month

EPC Rating: E Council Tax Band: E



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Semi-detached four-bed family home in Siddlesham offering privacy and convenience. Features include open-plan kitchen/diner, cosy lounge with wood burner, large garden with pergola, driveway, car barn and private paddock with countryside views, all within easy reach of Chichester and the coast.

Located off Ham Road in the charming village of Siddlesham Chichester, this semi-detached family home offers the perfect blend of seclusion and convenience. With four spacious bedrooms, this property is ideal for families seeking both privacy and proximity to local amenities.

As you enter, you are greeted by an impressive hallway with stairs leading to the first floor. Directly ahead, the door opens into the open-plan kitchen and dining room, perfect for hosting family meals or entertaining. To the left of the hallway is a cosy lounge featuring a wood burner and French doors leading to the expansive garden. The outdoor space boasts a large patio area with a custom-built pergola, surrounded by a lawn and vibrant flower beds—ideal for relaxing or dining al fresco.

Upstairs, the master bedroom features a built-in wardrobe and an en-suite shower room, while two additional well-sized bedrooms share a modern family bathroom. The ground floor also offers the convenience of a downstairs WC and a separate utility room.

One of the standout features of this property is the vast amount of off-street parking available on the private driveway, as well as a large car barn/garage for additional storage or parking. The pièce de resistance is the private paddock, offering breathtaking views over the surrounding fields, making it an ideal spot to enjoy the peace and tranquillity of the countryside.

The location of this home is truly excellent, offering

both privacy and easy access to nearby attractions. While nestled in a secluded and peaceful area, you are just a short drive from Chichester city centre, with its vibrant shops, restaurants, and cultural venues. For everyday essentials, Selsey is close by with its supermarkets, and Bracklesham Bay is just a short drive away, offering award-winning beaches that are perfect for days out by the sea. This idyllic home presents a unique opportunity to experience peaceful rural living while staying connected to everything West Sussex has to offer.

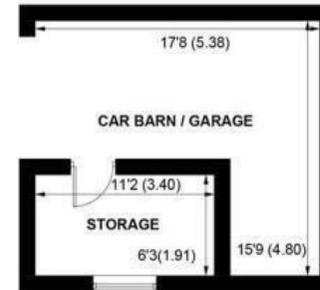




GROUND FLOOR



FIRST FLOOR



OUTBUILDING  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1885 SQ FT / 175.1 SQ M  
(EXCLUDES OUTBUILDING & CAR BARN / GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©

Produced for Sims Williams

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	