



Primrose Cottage

2 Clayton Lane, Bracklesham Bay, Chichester, West Sussex, PO20 8JQ

Batcheller
Monkhouse

Our Corner of England

PRIMROSE COTTAGE

A rare opportunity to acquire a well-positioned rural home with approximately 2.95 acres of land and facilities, while remaining within reach of local amenities and direct hacking to the beach.

Ground Floor

- Entrance Hall
- Reception Rooms
- Kitchen
- Ground Floor Bedroom 3

First Floor

- Landing
- 2 Bedrooms
- Family Shower Room

Outside

- Stable Block
- Outbuilding
- Grounds Extending to Approximately 2.95 Acres

DESCRIPTION

Set along a private semi-rural lane, this detached three bedroom property offers a wonderful opportunity for those seeking space, privacy and equestrian facilities, all within approximately 2.95 acres of land.

- The main entrance opens into a welcoming **hallway** where a useful storage cupboard for coats and boots is positioned directly ahead. Turning right, the staircase rises on the left-hand side, with access to:
- A ground floor **bedroom** conveniently located nearby.
- Further along the hallway, on the right-hand side, is a generous **reception room** featuring a log burner and windows overlooking the secluded driveway, creating a warm and inviting living space.
- Opposite the reception room is the fitted **kitchen**, equipped with integrated appliances and providing direct access to the rear garden.
- The first floor comprises **2 double bedrooms** and a family **shower room**, offering comfortable accommodation throughout.

OUTSIDE

Externally, the property is particularly well suited to equestrian or smallholding use, with two stable blocks, one housing four stables and the other two stables alongside a good-sized barn and a further two stables on skids.

There is a large outbuilding of approximately 244 sq.ft, currently used as a study, with a nearby gardener's WC, making it ideal for home working or hobby use.

The land includes a formal garden, additional acreage to the rear, paddocks for horses, and a **generous polytunnel** with irrigation system, all contributing to the total land area of approximately 2.95 acres.

AMENITIES

Local: Situated off a private lane, just half a mile from the beach and with direct hacking from the property, Primrose Cottage is within easy reach of the popular coastal villages of Bracklesham Bay and East and West Wittering.

Towns: To the north are the popular sailing villages of Birdham, Itchenor and Chichester Marina. Both Bracklesham Bay and the nearby Witterings have many of their own amenities, including many independent stores, popular bars and restaurants and primary schools. The cathedral city of Chichester, approximately 8 miles to the north, provides further extensive shopping and restaurants, popular Festival Theatre and Pallant House Gallery.





Transport: Nearby Connections are excellent with a bus service to Chichester and a mainline railway station within the city with a regular service to London Victoria (1 hour 45 minutes) and Gatwick Airport (approximately 1 hour).

Schools: East Wittering Community Primary School (0.6 miles), The Academy, Selsey (3.7 miles).

Leisure: Nearby are windsurfing surfing clubs, a dive shop and sailing club, whilst to the north is the renowned Goodwood Estate famous for its horseracing, Festival of Speed and Revival Meeting.

DIRECTIONS

From Chichester take the Priory Road to New Park Road (A286), Continue to Appledram Lane to Birdham Road. Turn right into Claydon Lane and the property will be found on the right hand side.

What3words: ///agency.pocket.viewers



ADDITIONAL INFORMATION

Local Authority: Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166 Website: www.chichester.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage (cesspit). Oil fired central heating.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure and Possession: Freehold. Land Registry title numbers: WSX175109 and WSX173500.

EPC: EPC rating E **Council Tax:** Band E



GUIDE PRICE £900,000 - £950,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.



PRIMROSE COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1041 SQ FT - 96.71 SQ M

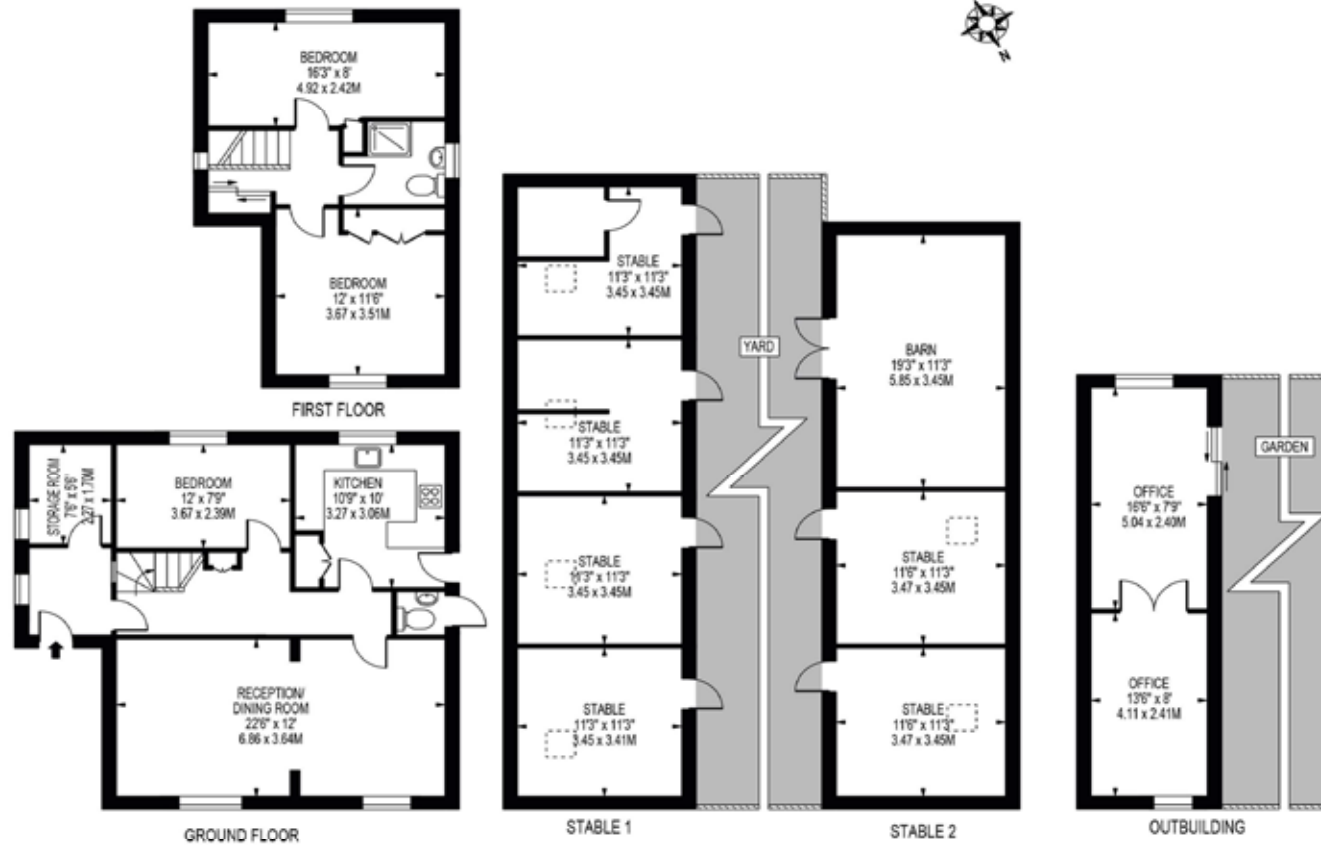
(EXCLUDING W/C, STABLE 1, STABLE 2 & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 9 SQ FT - 0.82 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 244 SQ FT - 22.65 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STABLE 1: 517 SQ FT - 48.06 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STABLE 2: 474 SQ FT - 44.06 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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