

# 2 bedroom semi-detached house for sale, Brook Cottage, Church Lane, Chichester PO



Location **South East, West Sussex**  
<https://www.freedasz.co.uk/x-164190-z>

Emoov are delighted to showcase this well presented, 2 bedroom, semi-detached, Grade 2 listed cottage. Dating from the mid-17th century the property is part-thatched and is positioned within the sought after Church Lane conservation area. The property oozes character with wooden beams, a large inglenook fireplace, exposed wooden floors and a stone floor in the kitchen and dining room. Wood burners are found in the lounge and dining room and the property benefits from central heating throughout. Both bathrooms have underfloor heating. A good sized attic room is currently used as an office by the current owners but the space could be repurposed in a number of ways. The beautiful cottage garden has been professionally landscaped and includes parking space for several cars. A separate outbuilding within the garden has been converted to an art studio and benefits from underfloor heating, power and water supply. There are a further two outbuildings, both of which have a power supply: one is currently used as a garden store and the other is a timber garage. Please see the floor plan and photographs for further information and why not book an appointment to?

01277 699033

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