



# Little Acre

East Ashling, Chichester, West Sussex PO18 9AR

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



### THE PROPERTY

4 bedrooms, 2 Bathrooms (1 ensuite)  
Spacious landing  
Large Reception hall, Cloak Room/wc  
Stunning Kitchen/Dining room, Utility Room  
Family Room  
Double aspect Sitting Room  
Triple aspect Garden Room

### OUTSIDE

Driveway with ample parking area  
for about 5 vehicles, dinghies and a small boat  
and space for Horse trailer/small lorry  
Garage and Store Room  
Delightful front and rear gardens  
Adjoining Paddock

Planning Permission to extend 2012 Ref. No: 12/01044/DOMNP  
Planning 2022 Ref:: SDNP/22/01617/DCOND

**Delightful Gardens and Grounds**  
**In all, set in about 0.67 acres**

# Little Acre

East Ashling, Chichester, West Sussex

A superbly presented and well appointed detached house set in lovely gardens and grounds with a paddock. The bright and spacious accommodation comprises; 4 bedrooms, 2 bathrooms (one ensuite), 3 Receptions, kitchen/dining room, utility room. Planning permission to extend. In all set in about 0.67 acres, located on the fringe of a popular village at the foot of The South Downs, just over 3miles west of Chichester.



Nearby Bosham sailing village and The South Downs



Wonderful nearby countryside

## THE PROPERTY

Little Acre is an individually designed detached house, superbly appointed with bright and spacious accommodation throughout, set well back on a generous plot with a wide frontage and plenty of parking spaces for a number of vehicles, dinghies, small boats and horse trailer/small lorry. Upon entering the house there is an impressive welcoming reception hall, with a cloakroom/wc and doors leading to a family room and separate double aspect sitting room (with a view of The South Downs) and fireplace and wood burning stove with a door leading in to the triple aspect garden room with patio doors leading out the rear garden. From the reception hall a door leads into the stunning kitchen/dining room with bi-fold patio doors leading out the lovely private garden. The kitchen was completely refurbished in 2024 with high end appliances including double front opening fridge and freezer drawer (Fisher & Paykel) and the two ovens are both Siemens and on the central island there is an induction Bora hob with integrated extraction. There is a Miele dishwasher and the sink has a Quooker boiling water tap in the kitchen. A door leads into the utility room which has an additional integrated fridge/freezer along with space for washing machine and there are storage units along with hanging cloakroom space. From the reception hall stairs rise to the bright and spacious landing with doors leading to the principal bedroom (with lovely countryside views of The South Downs) and an en-suite bathroom. From the landing doors lead to three further bedrooms and the family bedroom.

**Well located on the fringe of the village, with nearby established equestrian livery yard and only a short walk to wonderful countryside**

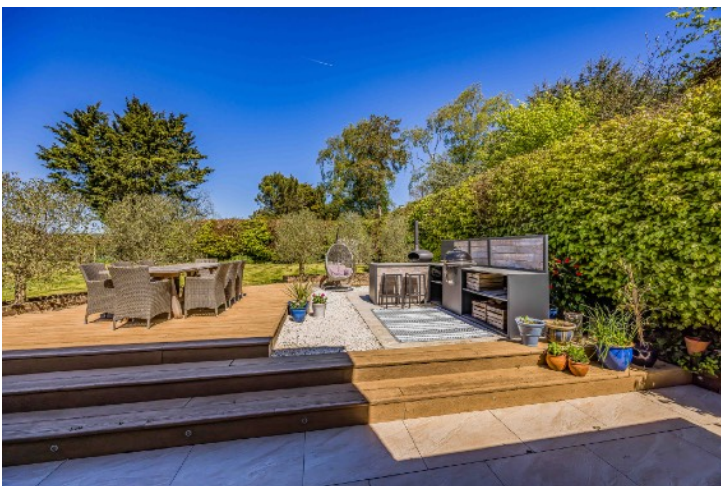




### EAST ASHLING

Little Acre is well situated on the fringe of the picturesque village of East Ashling, which is situated within The South Downs National Park, and Little Acre is within walking distance to the local popular pub/restaurant the Horse & Groom. The beautiful rolling countryside of The South Downs, provide many bridleways and wonderful country walks through Kingley Vale National Trust Nature Reserve. East Ashling is within the Funtington parish and there is a Primary School located just over a mile away in West Ashling village, which has a popular pub/restaurant The Richmond Arms. About 1.5 miles from East Ashling the village of Funtington has a popular Fox & Hounds public house/restaurant and Halliday's Restaurant. There is a bus service in East Ashling running to Chichester City centre, which is just over 3 miles to the east. The mainline rail station at Bosham rail station is about 2.6 miles. The popular Oakwood Prep School set in parklike grounds of about 100 acres is less than 2 miles to the east. There are two long established sailing clubs at Emsworth and about 3 miles the south of East Ashling village there is another well established sailing club at Bosham.





## COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.







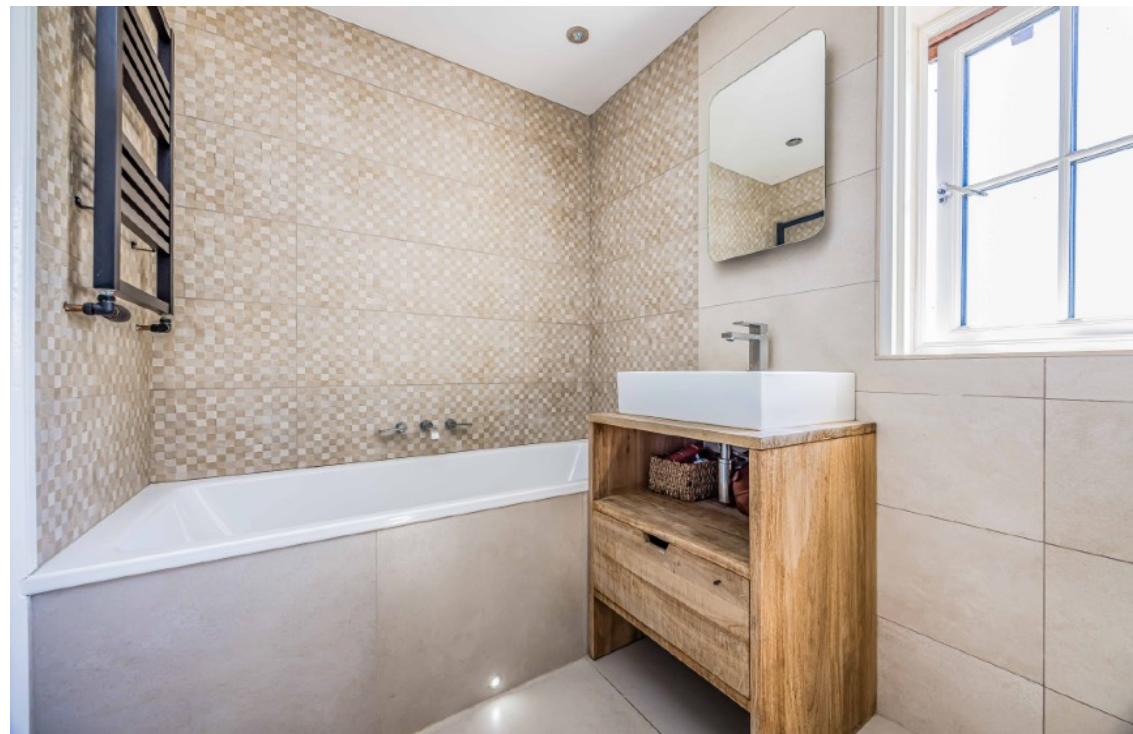




CHICHESTER NEW  
YACHT CLUB YORK  
PARIS ST MALO  
WEST WITTING BEACH  
SMITH CARIBBEAN  
TROPICZ NEW OLEAY  
DILLY GOODWOOD  
& SOUTH  
DOWN  
SHAM & CO. SEAT  
SNOAZ BILITANY  
PSYCHELLES  
EAST ISLES OF  
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## CHICHESTER

East Ashling is situated just over 3 miles west of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood school, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.











## GARDENS & GROUNDS

Little Acre is set on a wide frontage and well back on its plot with a large parking area for about 5 vehicles and boats, dinghies, horse trailer/small lorry. There is an attached garage and adjacent storage room with plenty of space for a number of bicycles. There are separate side entrances both sides of the house leading to patio decking and an expanse of lawn with a variety of shrubs trees and tall hedges providing an excellent degree of privacy, overlooking the adjoining paddock with views of The South Down hills on the horizon.

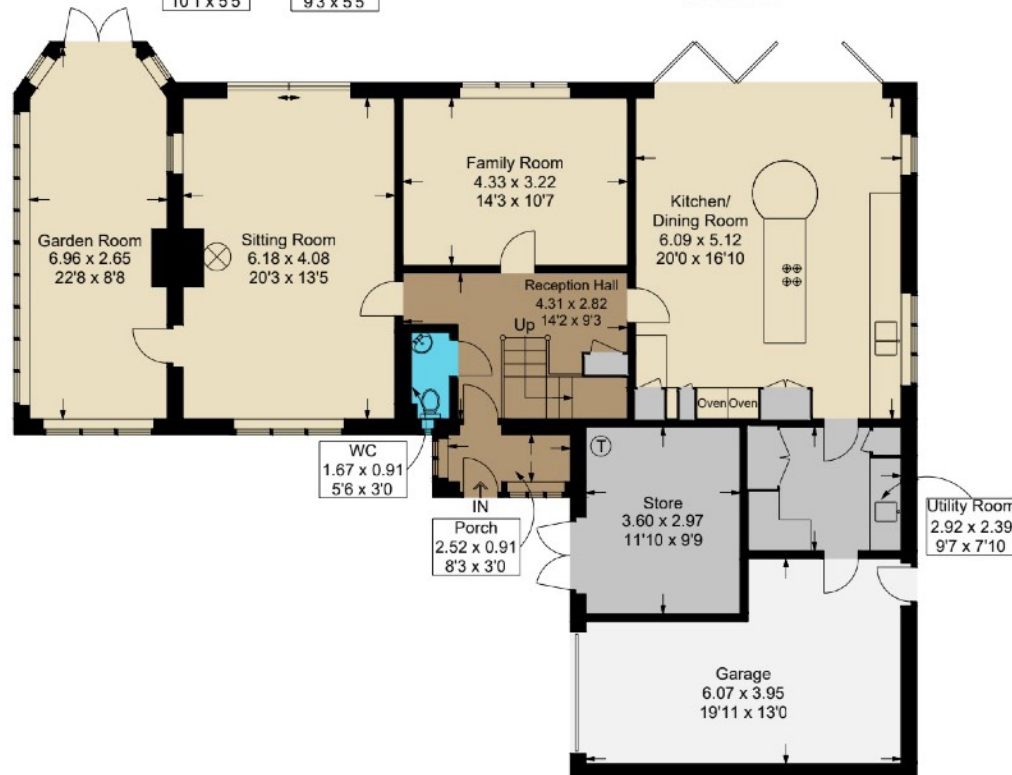
**Enchanting garden and grounds with Paddock**  
**In all about 0.67 acres**





# Little Acre, East Ashling, Chichester PO18 0AJ

Approximate Gross Internal Area = 223.4 sq m / 2405 sq ft



Ground Floor

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.



Planning Permission to extend 2012

Ref. No: 12/01044/DOMNP

Proposed Extension above garage:-



New Proposed  
Principal Bedroom  
Dressing / En-suite areas



Goodwood Racecourse



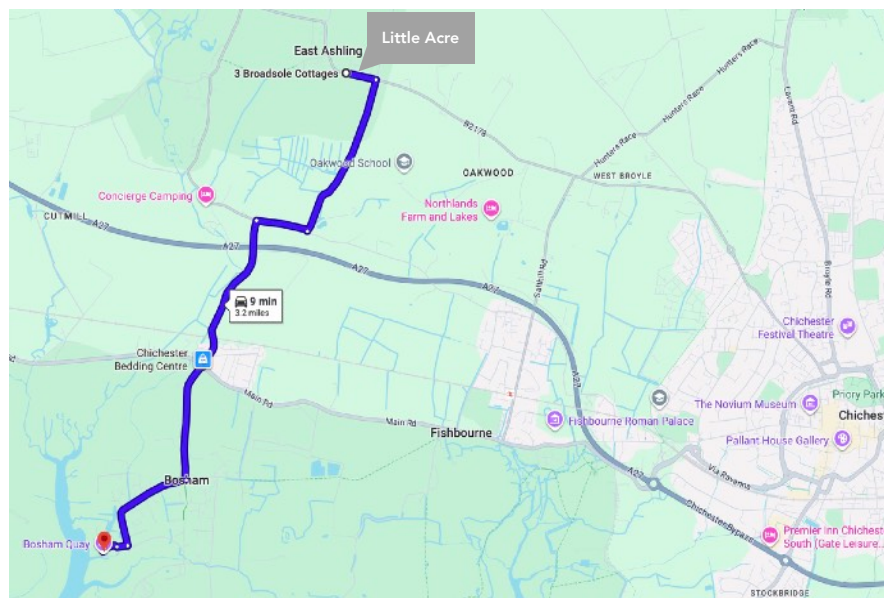
Goodwood Revival



West Wittering Beach



Chichester Marina



## COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**Tenure:** Freehold

**SERVICES:** Mains electricity, water, private drainage, and calor gas

**Council Tax Band:** G Year 2026/27 £4,042.77 **EPC Rating:** E

**LOCAL AUTHORITY:** Chichester Council 01243 78516



Wonderful Sailing at Bosham

**Brochure:** Reproduction only allowed with Authors written consent

## Viewing by Appointment

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