



# Hunston Mill House

Selsey Road, Hunston, Chichester, West Sussex PO20 1AU

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





Wonderful countryside nearby



Chichester Harbour & The South Downs

## Hunston Mill House

Selsey Road, Hunston, Chichester,  
West Sussex

A handsome five bedroom detached period house of immense charm and character, set in enchanting beautifully landscaped gardens and grounds with lovely countryside views, near Chichester Golf Club.

### PROPERTY

Detached Period House  
5 Double Bedrooms  
2 Bathrooms one en-suite  
Drawing/Family Room  
Sitting Room/bedroom 6  
Study, Snug, Garden Room  
Dining Room  
Large Kitchen, Utility Room,  
Shower Room/WC

### OUTSIDE

Garage and Carport, parking for several vehicles  
Garden studio and a Workshop/store  
Delightful gardens and grounds

**Southerly aspect**

## THE PROPERTY

Hunston Mill House is a handsome detached period house of immense charm and character, which is understood dates from circa 1830 and provides versatile and spacious living accommodation, set within superbly kept enchanting gardens and grounds, the property offers versatile accommodation. Upon entering the house there is a hall with ancient flagstones with doors leading to a large double aspect drawing/family room and a sitting room/bedroom 6 and large study. Steps lead down to the wide kitchen and there is a utility room and shower room/wc. At the rear of the house there is a delightful garden room with a staircase leading upto the bedroom 5 with an en-suite bathroom/wc. A staircase from the hall leads upto the landing leading to a family bathroom/wc, a separate wc and further 4 bedrooms.

**A substantial detached period house  
of exceptional charm and character**









## CHICHESTER Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and to the south of Goodwood there is Westbourne House.









## GARDENS & GROUNDS

Hunston Mill House is approached through a brick pillared entrance and five bar timber gate leading into a gravel parking area and garaging and carport. The gardens and grounds are an exceptional feature of the property, beautifully landscaped and planted with flowers, shrubs, well kept hedges, a workshop/store and garden studio. The well established gardens are beautifully designed with several sun trap patios and various areas of the grounds are screened with trees, which provide an excellent degree of privacy and wonderful views of the adjoining countryside.

### Delightful south facing garden





## 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 Bluebirds, 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 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: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.

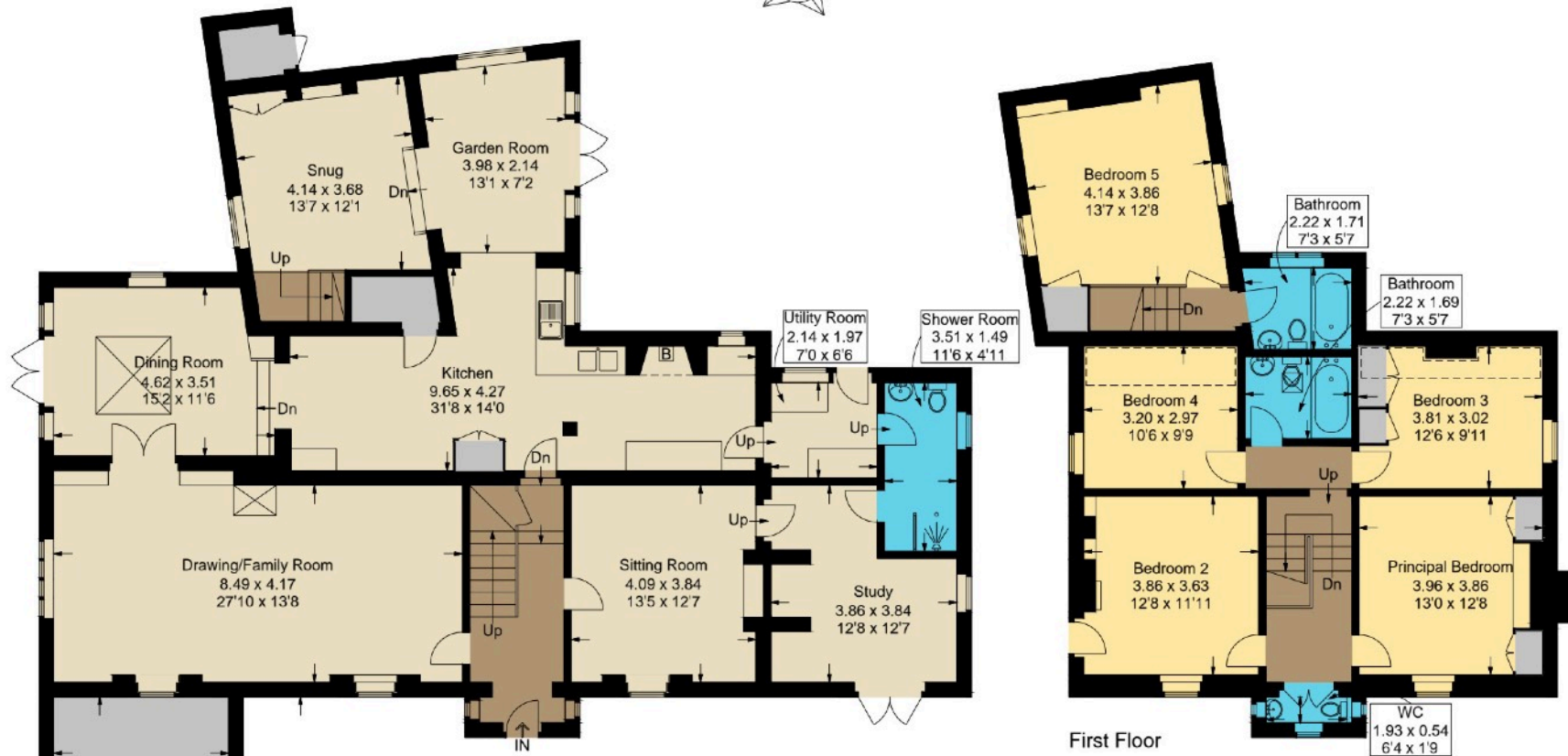


# Hunston Mill House, Hunston, Chichester

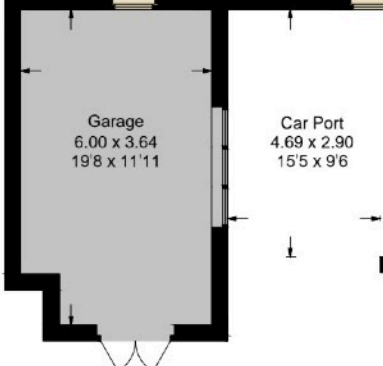
Approximate Gross Internal Area = 304.7 sq m / 3280 sq ft

Outbuilding = 35.5 sq m / 382 sq ft

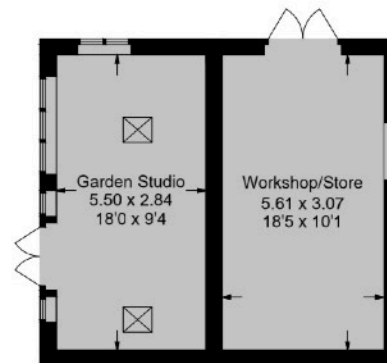
Total = 340.2 sq m / 3662 sq ft



First Floor



Ground Floor



Outbuilding

= Reduced headroom below 1.5m / 5'0

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.



Goodwood Racecourse



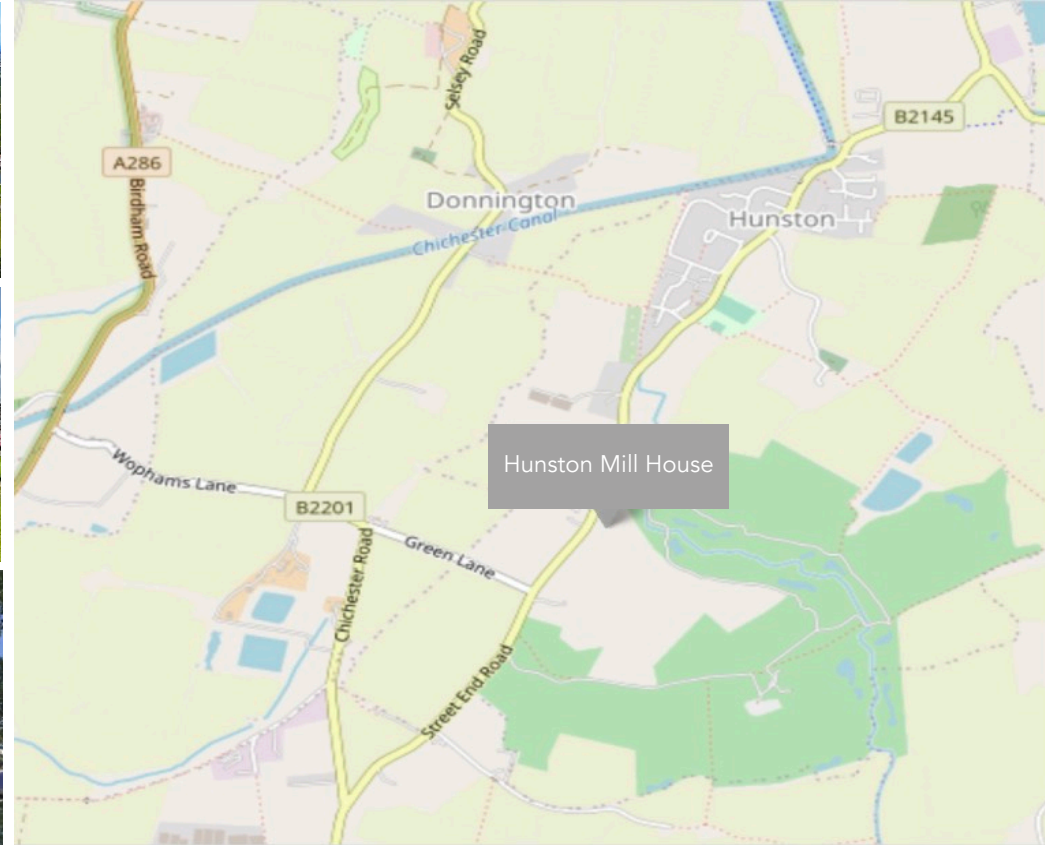
Goodwood Revival



Chichester Marina



West Wittering Beach



Hunston Mill House



Stunning sunsets at Chichester harbour

### COMMUNICATION & TRAVEL LINKS

Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (17 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/ A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe, distances and times are approximate and travel times may vary.

**SERVICES:** Mains electricity, water, gas, new private drainage.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Chichester District Council: 01243 785166

**Council Tax 2026/27:** £4,250.59

**HUNSTON MILL HOUSE - EPC Rating: C**

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### Viewing by Appointment

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