

OLD HOUSE AT HOME

Cot Lane, Chichester, PO18 8SU

LEASEHOLD: POA ANNUAL RENT: £65,250 | REF: 3858309

CHRISTIE & CO

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KEY HIGHLIGHTS

- Idyllic Pub in West Sussex village
- Bar & Restaurant (62 covers)
- Front Terrance & Beer Garden (78 covers)
- Annualised T/O £947,118 to 1 September 2026
- One Bedroom accommodation, GIA: 277.3 Sqm
- Parking for 14 cars, Energy Rating C



LOCATION

The Old House at Home is an beautiful 18th-century public house situated in the idyllic village of Chidham, West Sussex.

Conveniently located just off the A27, the pub lies approximately 6.5 miles from the centre of Chichester and 11 miles from Portsmouth.

DESCRIPTION

The Old House at Home is a charming Grade II Listed, two-storey detached property featuring a traditional brick façade and classic sash windows. The building benefits from a rear car park with space for 14 vehicles, as well as log storage and two bicycle racks.

Well-regarded in the local community, the property is known for its characterful interior, showcasing original wooden beams and open fireplaces. It also boasts a well-established beer garden, popular with both cyclists and walkers. Additional outdoor seating is available on terraces located at both the front and rear of the building.

Internally the property features and open plan bar and restaurant. One/two bedroom residential accommodation arranged over the first floor.

GIA 277.3 Sqm (2,985 Sqft)
Site Size: 0.307 Acres

INTERNAL DETAILS

The main entrance opens into a characterful bar area with original exposed beams, a Jetmaster log burner, and seating for 40, including bar stools.

To the right, a snug provides 22 additional covers and side access to the garden and car park. Behind the nook is the coffee and tea station and a staircase to the upper level. The commercial kitchen, complete with prep area and pot wash, is located behind the bar, along with access to the beer cellars



EXTERNAL DETAILS

Access to the beer garden is via the left-hand side of the bar area, just past the ladies' and gentlemen's toilets.

The property boasts a well-established, west-facing beer garden laid with pea shingle, offering seating for up to 60 guests. An additional 18 covers are available at the front of the premises, providing ample outdoor dining space. To the rear, there is private parking for up to 14 vehicles.

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £34,500. Confirmation of actual Rates payable should be sought from the Local Authority.

TRADING INFORMATION

	September 2026 (6 months)
Turnover	£473,559
Gross Profit	64%
Wages	24%
Adjusted Net Profit	£75,828

TRADING HOURS

Monday to Saturday 10:30AM - 12:00PM
Sunday 12:00PM - 23:00PM

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

FIXTURES & FITTINGS

The sale includes all trade fixtures and fittings unless otherwise stated. A full list of fixtures and fittings will be provided by the seller's solicitor during the conveyancing process.

OWNER'S ACCOMMODATION

The domestic accommodation is situated on the first floor and offers flexible living space for one/two bedrooms, an en-suite shower room, domestic kitchen with dining/seating area. There is also a separate utility room with plumbing for a washing machine and dryer.

On the second floor there is a long lounge room with beautiful countryside views at each end.



THE OPPORTUNITY

After over 19 successful years of ownership, the current Owners of The Old House at Home in Chidham are now seeking retirement, offering a rare chance to acquire a thriving and characterful business in a prime village location.

Trading under The Little Pub Company Limited, the business enjoys a strong and balanced revenue mix, with 56% from food and 44% from wet sales, supported by a loyal local following and consistent trade.

Despite its success, there remains significant untapped potential, including the opportunity to convert the first floor into letting accommodation (subject to planning and landlord consent), introduce glamping options such as yurts in the spacious rear garden, and dramatically enhance the brand's reach through improved marketing and digital presence. With minimal current promotional activity, a new operator with vision and energy could easily elevate turnover.

This is an exceptional opportunity for an experienced hospitality professional or entrepreneur to take on a well-established business with ample room for growth.



SERVICES

Water	Mains
Central Heating	LPG Gas
Cooking	LPG Gas
Electric	Mains
Drainage	BioBubble Septic Tank



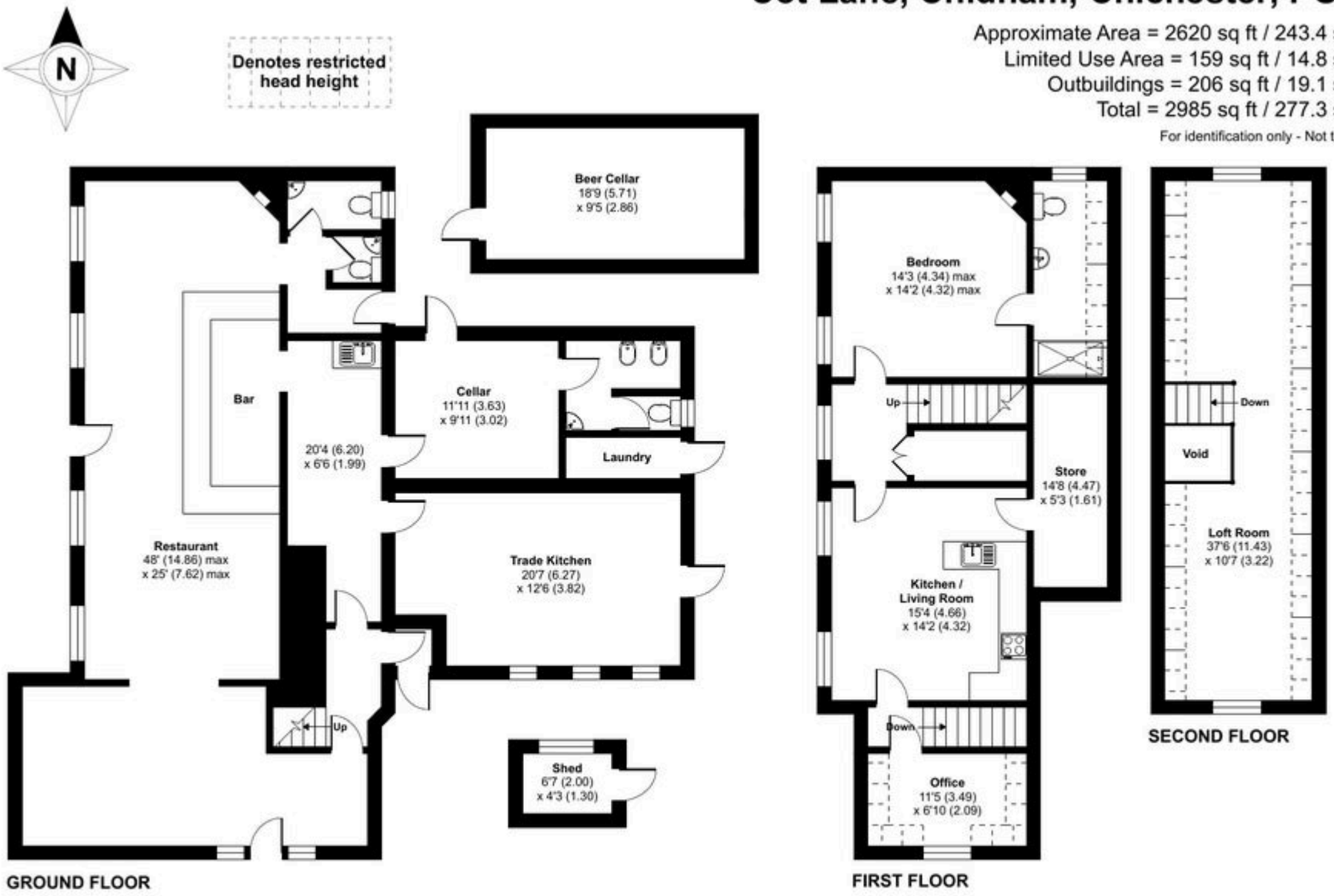


TENURE

Landlord	Star Pubs & Bars
Tenant	The Little Pub Company Limited
Term	15 Year
Start Date	28 Febuary 2017
Current Rent	£65,250
Rent review pattern and basis	5 Yearly
Repairing liability	Fully repairing and insuring (FRI)
Security of Tenure	The lease is protected by the 1954 Act
Tie	Free of tie
Guarantees	Two Personal Guarantees

Cot Lane, Chidham, Chichester, PO18

Approximate Area = 2620 sq ft / 243.4 sq m
Limited Use Area = 159 sq ft / 14.8 sq m
Outbuildings = 206 sq ft / 19.1 sq m
Total = 2985 sq ft / 277.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1328836

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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