



Astons
of Sussex
Residential Sales & Lettings



Byways, Bell Lane, Birdham, PO20 7HY

Byways, Bell Lane Birdham, West Sussex PO20 7HY

Guide Price £515,000

Located in the desirable village of Birdham, this well-presented detached bungalow offers an excellent opportunity for those looking for a home that is ready to move straight into. The property has been maintained to a high standard throughout and combines generous accommodation with a practical, flowing layout.

The entrance hall provides an inviting welcome and includes a useful double-width cupboard, ideal for coats, shoes, or general storage. From here, the layout flows through to the main living space positioned at the rear of the bungalow.

This impressive open-plan kitchen, dining, and sitting room is filled with natural light and designed for modern day-to-day living. The sitting area enjoys French doors opening directly onto the garden patio, creating a seamless connection between inside and out. The kitchen is fitted with a good range of units and work surfaces, with an adjoining dining area that works perfectly for both everyday meals and entertaining. Just off the kitchen is a practical lobby/utility space, providing plumbing and space for white goods beneath a countertop. This area also benefits from doors at both the front and rear, giving access through the property and adding to its functionality.

The property offers three bedrooms, each well-proportioned and tastefully decorated. The family bathroom is fitted with a modern suite, completing the accommodation.

The rear garden is a particular highlight. Fully enclosed and offering excellent privacy, it has been beautifully maintained and is mainly laid to lawn. Mature shrubs, hedges, and planters add colour and structure, while various patio areas creates the perfect setting for outdoor dining or simply relaxing in the sun.



A pedestrian side door from the garage provides convenient access directly into the garden.

To the front, a private driveway provides off-road parking and leads to the garage, ensuring both secure storage and convenient parking. The property also benefits from gas central heating via a combination boiler and full double glazing, ensuring comfort and efficiency all year round.

This detached bungalow represents a wonderful opportunity to purchase a home in Birdham that is genuinely turnkey. With its nicely presented interior, versatile layout, and attractive garden, it is perfectly suited to buyers seeking a property they can enjoy from day one.

LOCATION

The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions, further local amenities include a 'Nisa' local supermarket and a Waitrose mini store. Further facilities including a primary school and early years nursery. East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.

Tenure Freehold | **Council Tax** Band D | **EPC** tbc

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



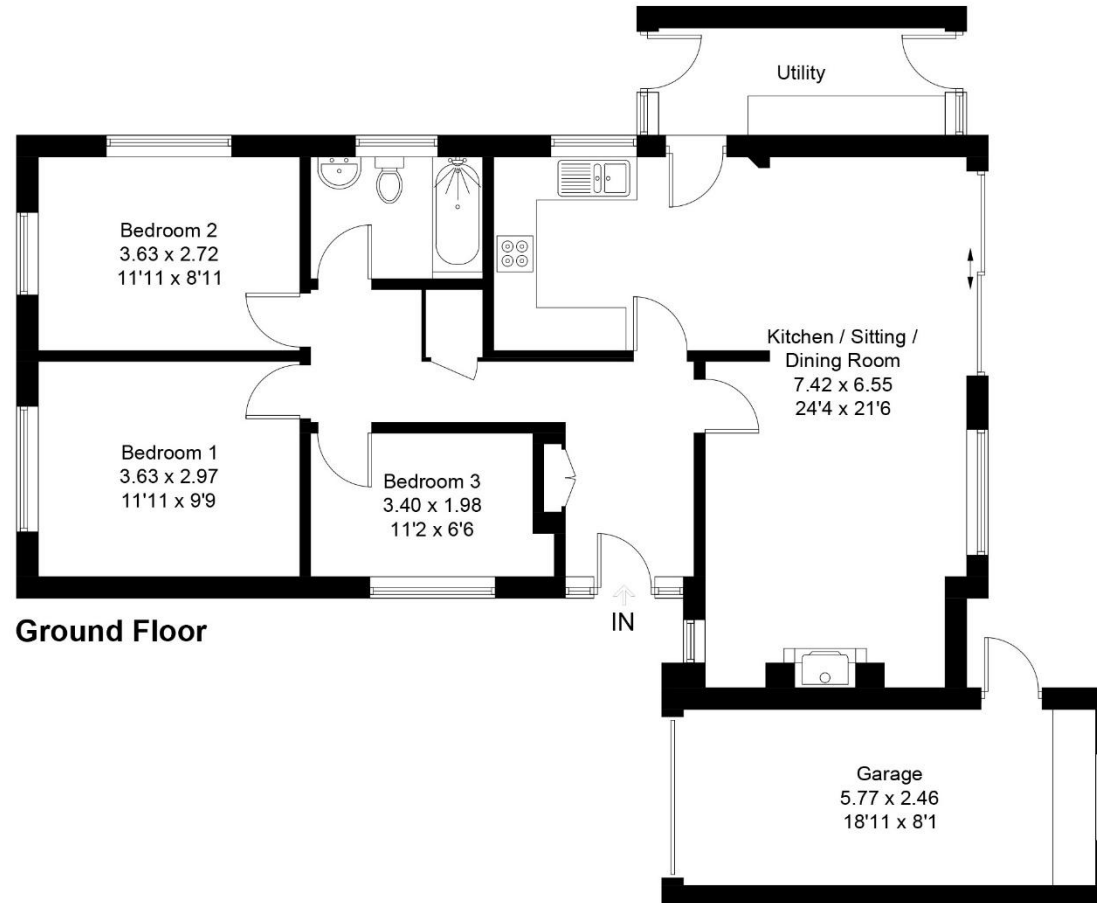


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Approximate Gross Internal Area = 89.0 sq m / 958 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 103.2 sq m / 1111 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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