



Astons
of Sussex
Residential Sales & Lettings



Malray, Bell Lane, Birdham, West Sussex, PO20 7HY

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Guide Price £514,500

A SPACIOUS three-bedroom BUNGALOW in BIRDHAM, close to BIRDHAM POOL MARINA, with TWO RECEPTION ROOMS, a LARGE MATURE GARDEN, AMPLE PARKING and a DETACHED GARAGE with UTILITY AREA.

Situated in the popular village of Birdham, just moments from Birdham Pool Marina, this attractive three-bedroom detached bungalow offers spacious accommodation, a generous garden, and ample parking. Perfectly positioned for those seeking a peaceful coastal lifestyle, the property is within easy reach of Chichester and the sandy beaches of West Wittering.

A welcoming entrance hall immediately leads to the main front sitting room, a lovely space with a feature gas fire that creates a warm and inviting atmosphere. To the rear of the property, and accessed directly from the kitchen, is a second reception room that can serve as a family or dining room. This bright and versatile space enjoys direct access to the garden, offering a seamless connection between indoor and outdoor living, ideal for entertaining or simply relaxing.

The cottage-style kitchen provides plenty of cupboard and worktop space and is fitted with an integrated double oven, hob, and fridge freezer, along with space for a washing machine. Its traditional charm blends beautifully with practicality, making it a natural hub of the home.

There are three comfortable double bedrooms, all well-proportioned and suitable for family living or visiting guests. The fully tiled family bathroom includes a white suite with a bath and shower over, wash basin, and WC.



Outside, the large rear garden is a real highlight, mainly laid to lawn and surrounded by mature shrubs, hedges, and planters, it provides a wonderful sense of privacy and space. It's the perfect setting for keen gardeners or those who simply enjoy spending time outdoors.

To the front, there is off-road parking for several vehicles, along with a substantial detached garage. Part of the garage has been sectioned off to create a useful utility area with its own pedestrian door, adding valuable practicality.

Additional benefits include gas central heating via a modern Vaillant boiler and fixed access to a boarded loft space, ideal for storage. This delightful bungalow combines character, comfort, and a fantastic location close to the coast.

LOCATION

The property is situated in the sought-after village of Birdham, a charming coastal location nestled between Chichester and the sandy beaches of West Wittering. The village is well served by local amenities including a Shell petrol station with a Little Waitrose, and a Nisa convenience store, providing everyday essentials close to hand. Birdham Pool Marina is just moments away, offering picturesque walks and easy access to Chichester Harbour, a designated Area of Outstanding Natural Beauty renowned for its sailing and wildlife. The nearby village of East Wittering provides a wider selection of shops, cafés, and restaurants, while the historic city of Chichester offers excellent shopping, leisure, and cultural facilities, including the renowned Festival Theatre. For commuters, Chichester railway station provides regular services to London Victoria, Brighton, and Portsmouth, and there are good road links via the A27. The surrounding area is ideal for outdoor enthusiasts, with numerous coastal and countryside walks, cycle routes, and sailing opportunities nearby.

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

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



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Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

Outbuilding = 38.8 sq m / 418 sq ft

Total = 146.7 sq m / 1579 sq ft



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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