



Astons
of Sussex
Residential Sales & Lettings



1 Bell Lane, Birdham, PO20 7HX

1 Bell Lane, Birdham Chichester, West Sussex, PO20 7HX

Guide Price £415,000

Situated in a popular residential setting, this modern three/four-bedroom semi-detached home offers versatile accommodation, generous off-road parking and a superb rear garden, making it an excellent choice for growing families, home workers or those seeking flexible living space. The property also benefits from previously approved planning permission to further extend the ground floor accommodation, offering exciting potential for future enlargement subject to any necessary consents.

Upon entering, the welcoming entrance hall leads to a cosy front-facing sitting room, a particularly attractive space centred around a wood-burning stove, creating a warm and inviting atmosphere for relaxing evenings.

To the rear of the property, the recently re-fitted kitchen has been thoughtfully designed and finished in a contemporary shaker style, featuring a matching range of anthracite grey wall and base units complemented by integrated appliances including a dishwasher, double oven, hob and extractor hood. There is also space for an American-style fridge freezer, making the kitchen both practical and stylish for modern family life.

A further ground floor reception room provides exceptional flexibility and could be utilised as a family room, home office, playroom or occasional fourth bedroom. Double doors open directly onto the patio, creating an excellent connection between the indoor and outdoor living spaces.

The first floor offers three well-proportioned bedrooms, including two generous doubles. The principal bedroom benefits from a comprehensive range of fitted furniture, maximising storage and functionality while maintaining a spacious feel. Completing the accommodation is a beautifully presented shower room, finished to a high standard.



The property is warmed by gas-fired central heating via radiators, served by a boiler installed approximately three years ago, and enjoys the convenience of off-road parking for two to three vehicles.

Outside, the rear garden is undoubtedly one of the home's standout features. Carefully landscaped and lovingly maintained by the current owners, it offers a variety of areas to enjoy throughout the seasons. These include a lawned section, a productive vegetable patch, a patio adjoining the house for outdoor dining and entertaining, together with mature trees, established planting and attractive planters that create a peaceful and private environment. A Keter garden shed is also included within the sale.

A versatile and well presented family home offering immediate enjoyment alongside future potential.

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 and offers locals the opportunity to become Trustees. Further facilities including a primary school, convenience store and newly constructed petrol station with a mini Waitrose are within walking distance. 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 C | EPC D

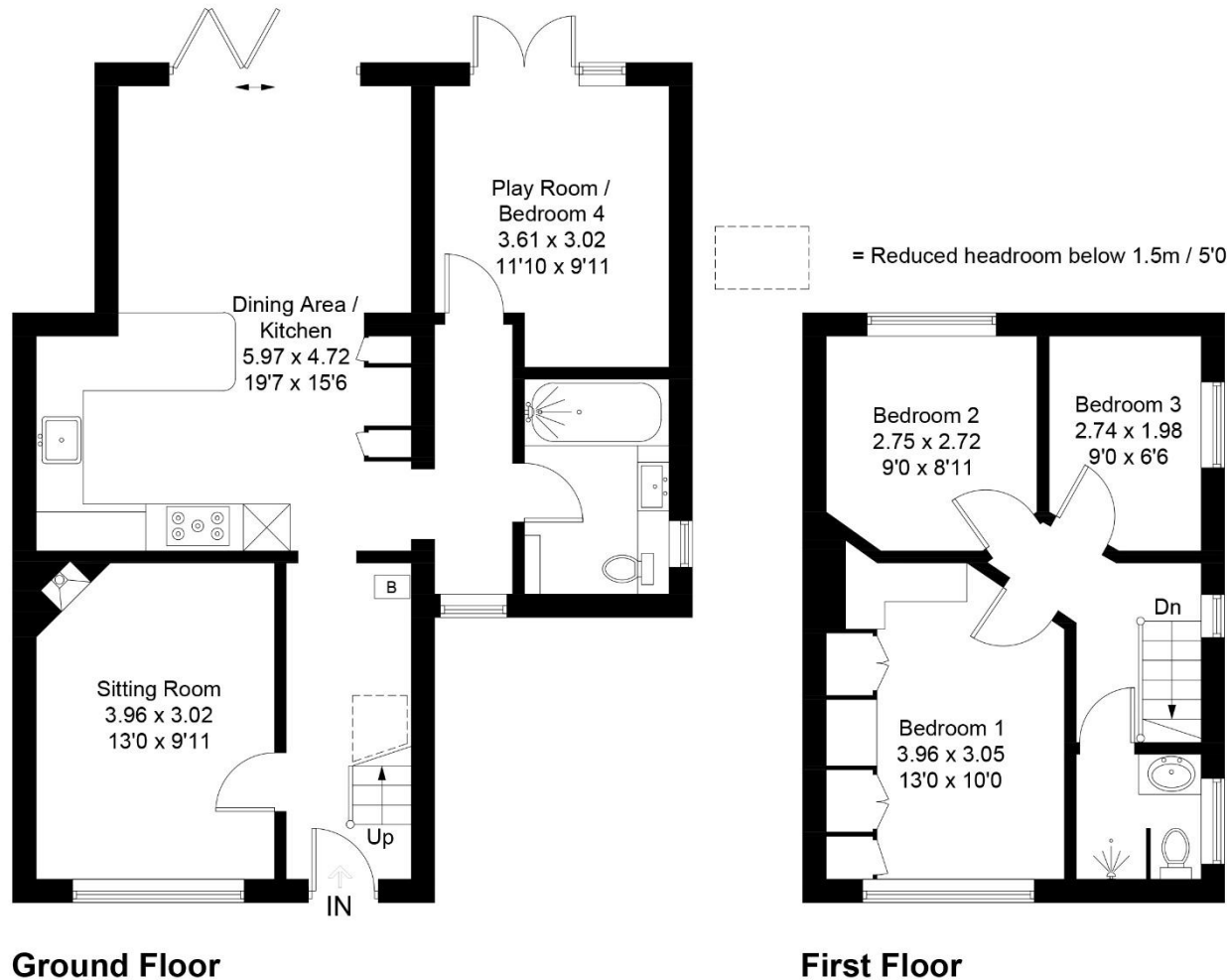
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



Produced for Astons of Sussex
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Approximate Gross Internal Area = 100.9 sq m / 1086 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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