


# Hamstreet Cottage, Church Lane, PO20 7AP

# Hamstreet Cottage, Church Lane Birdham, PO20 7AP

## Guide Price £460,000

Situated in the sought-after coastal village of Birdham, this deceptively spacious four-bedroom terraced cottage-style property offers well-proportioned accommodation, an enclosed rear garden and a convenient location within easy reach of the surrounding villages and Chichester Harbour and on-site boat storage.

The accommodation is approached via an entrance hall, where stairs rise to the first floor. From here, doors lead to the principal reception rooms and a useful ground-floor cloakroom.

The sitting room is a particularly spacious and welcoming room, providing plenty of space for both relaxing and entertaining. Doors open directly onto the rear garden, allowing for a pleasant connection between the indoor and outdoor accommodation.

The kitchen/dining room provides a practical and sociable space for everyday living. Fitted with a range of shaker-style wall and base units, the kitchen incorporates an eye-level oven and separate grill, together with a hob. There is also space and plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. The room comfortably accommodates a dining table and features a tiled floor.

On the first floor, there are four bedrooms, providing flexibility for family living, guests or those requiring space to work from home. Two of the bedrooms are doubles, while three benefit from fitted wardrobes. The principal bedroom is further complemented by an en suite shower room. The family bathroom has been modernised and provides well-appointed facilities. Two useful storage cupboards are located on the landing, one of which houses the hot water cylinder.







Outside, the enclosed rear garden enjoys a southerly aspect and is arranged with a patio area adjoining the property, providing space for outdoor dining, with the remainder laid to lawn. A gate at the rear of the garden provides access to a garage situated in a compound behind the property, offering useful parking or storage. The rear compound also benefits from communal boat storage on a hardstanding area.

Birdham is a popular village situated between Chichester and the Witterings, well placed for access to the coastline and the waters of Chichester Harbour. The surrounding area offers a range of local amenities, while the nearby villages provide further shopping, dining and leisure facilities.

**LOCATION**

Birdham is a sought-after village situated just outside Chichester, offering a semi-rural setting within easy reach of the surrounding coastline and Chichester Harbour. The village has a friendly community atmosphere, with a village hall and a range of nearby amenities, whilst Chichester city centre is only a short drive away. A bus stop is located just yards from the property, providing services to both Chichester and the Witterings. Its convenient position also provides easy access to the South Downs and the wider West Sussex countryside, making it an appealing location for those seeking village living with excellent access to the coast and surrounding areas.

**Tenure:** Freehold
**Local Authority:** Chichester District Council
**Council Tax:** Band D £2,469.68
**EPC:** C
**Services:** Mains water, gas, electricity & drainage.
**Heating Type:** Gas heating to radiators.
**Flood Risk:** Very Low
**Conservation Area:** No
**What3words:** jammy.hugs.regrowth

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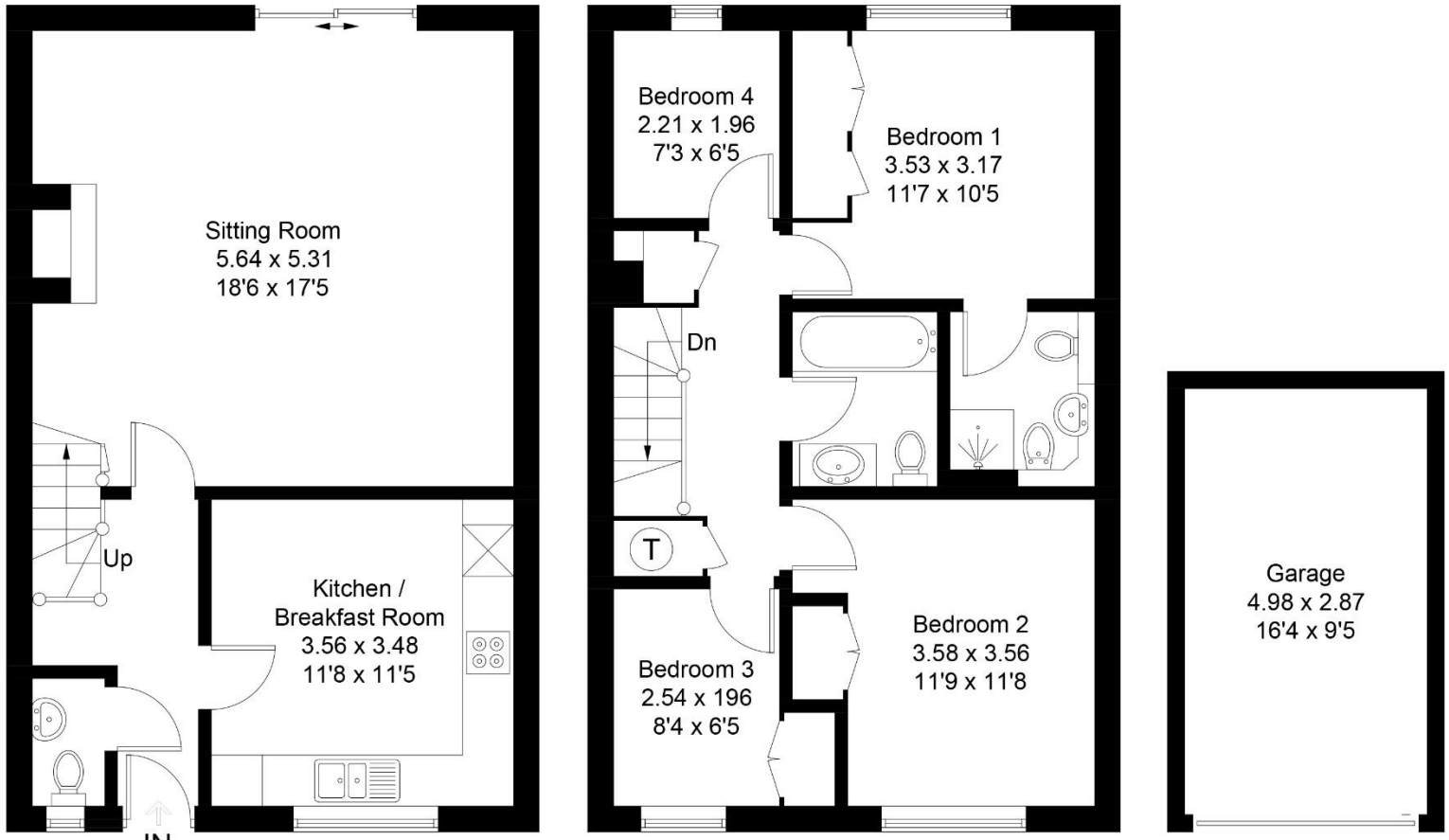




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Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 117.4 sq m / 1264 sq ft




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.


1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk



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