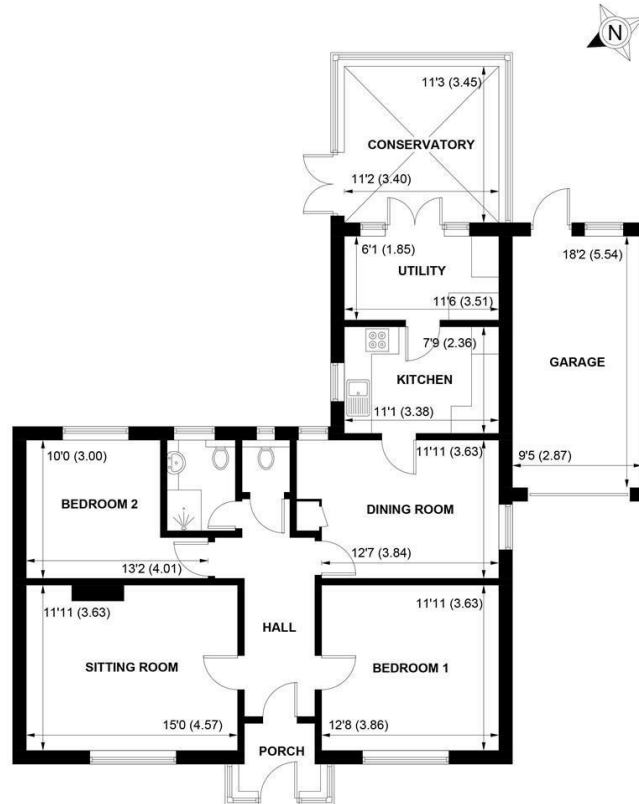




117 BIRDHAM ROAD, CHICHESTER, WEST SUSSEX, PO20 7DY



APPROXIMATE GROSS INTERNAL AREA = 1089 SQ FT / 101.2 SQ M

GARAGE = 171 SQ FT / 15.9 SQ M

TOTAL = 1260 SQ FT / 117.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £450,000 Freehold

117, BIRDHAM ROAD,  
CHICHESTER,  
WEST SUSSEX, PO20 7DY

- Detached Bungalow
- No Forward Chain
- Sitting Room & Dining Room
- Fitted Kitchen
- Conservatory
- 2 Double Bedrooms
- Shower Room
- Attractive Front & Rear Gardens
- Garage & Off-Road Parking

## EPC RATING

Current = E

Potential = C

## COUNCIL TAX BAND

Band = E

An incredibly light and spacious detached bungalow occupying a good-sized plot in a prominent position on Birdham Road. The Blue Flag beach at West Wittering can be found a little over 6 miles away.

The property offers tremendous scope to reconfigure or extend (subject to usual consents) and the well-appointed accommodation comprises entrance hall with door to the sitting room with views to the front. There is a separate dining room, which in turn leads to the kitchen, which is fitted with a range of units and work surfaces.

There is a handy utility area and a conservatory which opens onto the rear garden.

The property benefits from 2 double bedrooms and shower room with separate WC.

Outside there is off-road parking for several cars in front of the garage. The rear garden is south-easterly in aspect, mainly to lawn with patio areas and well-stocked borders.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

From the Stockbridge Road (A286) in Chichester, proceed south over the A27 signposted to The Witterings. After about 1 mile the property can be found on the left hand side.



