

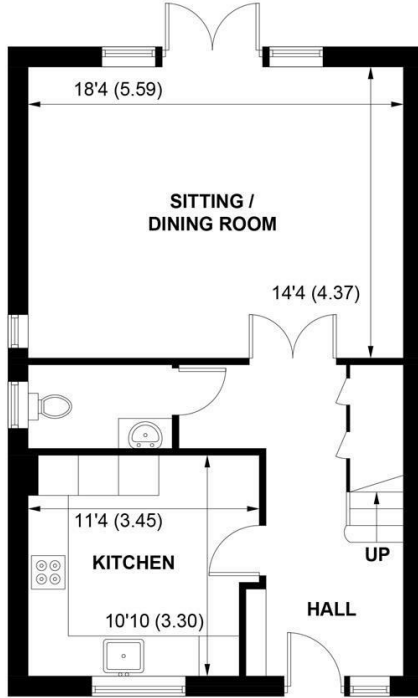


SW

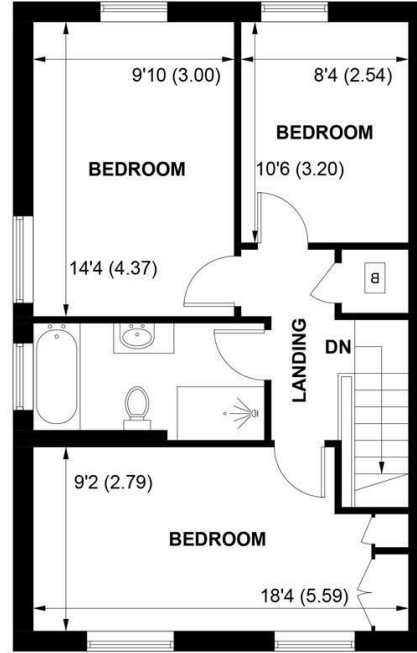
Sims Williams

3 CLAYTONS CORNER, CHURCH LANE, BIRDHAM, WEST SUSSEX, PO20 7HQ

### 3 CLAYTONS CORNER, BIRDHAM, CHICHESTER, PO20 7HQ



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1100 SQ FT / 102.18 SQ M

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

Produced for Sims Williams

# £695,000 Freehold

3, CLAYTONS CORNER,  
CHURCH LANE BIRDHAM,  
WEST SUSSEX, PO20 7HQ

- Village Location
- Sylvarna Designer Kitchen
- High Quality Appliances
- 3 Double Bedrooms
- Bathroom with Separate Shower
- Under Floor Heating to Ground Floor
- Paved Patio & Landscaped Gardens
- Private Allocated Parking
- 10 Year ICW New Build Warranty

## EPC RATING

Current = D  
Potential =

## COUNCIL TAX BAND

Band =

Claytons Corner is a stunning development of just five properties and comprises of a terrace of three 3-bedroom houses and two 5-bedroom detached houses, situated within the village of Birdham. The properties are constructed of red brick and timber cladding with a clay-tiled roof. They are finished to an extremely high specification with superb attention to detail throughout. On the ground floor, there is a welcoming hallway and cloakroom and a stylish Sylvarna kitchen with quartz worktops and integrated appliances. The large open plan sitting/dining room has double doors opening onto the paved patio and landscaped rear garden. The air source heat pump provides underfloor heating to the ground floor. Upstairs, there are three double bedrooms and a luxury bathroom with separate shower.

The village of Birdham is a designated area of outstanding natural beauty and is a short stroll away from the fantastic facilities of the Birdham Pool Marina. Further village amenities include a popular cricket club, Post Office and convenience store, primary school, church and a village hall. The waters of Chichester Harbour and The Solent provide exceptional facilities for boating and sailing enthusiasts of all abilities. The beautiful blue flag beaches of West Wittering lie approximately 3 miles to the south.

A short drive to the north is the Cathedral City of Chichester which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre and Pallant House Gallery. Chichester has a mainline rail service to London and the south coast. The A27 provides road access to Portsmouth, Southampton and Brighton.

Beyond Chichester lies Goodwood with its' famous horse racing course, golf courses, airfield and motor circuit which is also home to the annual Festival of Speed and The Revival.

## Property Information

Warranty: New Homes 10 Year ICW Warranty  
Services: Mains water, electricity and drainage.  
Heating via ASHP  
Estate Charge: TBC  
Council Tax Banding: not set until after Legal Completion  
Local Authority: Chichester District Council  
Predicted Energy Efficiency Rating : TBC  
Predicted Environments (CO2) Impact: TBC

## New Homes 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. Images shown may be from previous developments or digitally staged and are just an indication for illustrative purposes only.

## Directions

From the Stockbridge Roundabout on the A27 at Chichester, follow the A286 Stockbridge Road /Birdham Road/Main Road for just under 4 miles . Turn right into Church Lane, follow the road and veer to the left past St James Church & Community Centre and Claytons Corner can be found on your left hand side just past Birdham Cricket Club.

what3words: <https://w3w.co/grief.class.quintet>

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

