



117 Birdham Road
Chichester | West Sussex | PO20 7DY

Guide Price £475,000
FREEHOLD

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WA475-03/23



Features

- Detached Two Bedroom Bungalow
- Views Front and Rear Towards Farmland
- Scope For Alterations (Subject to Consents)
- 2 Receptions, 2 w.c.s and Conservatory
- 1,205 Sq Ft / 11.9 Sq M

Occupying a semi-rural location backing onto open farmland, this detached bungalow boasts highly versatile accommodation with scope for alterations in the large roof space (subject to usual consents). Porch, hall, two bedrooms, two separate reception rooms, kitchen, utility room, shower room with w.c., second w.c. and conservatory. Electric heating, double glazing, driveway, garage and 63' rear garden.

The property is situated south of Chichester, approximately one and a quarter miles from the railway station and one and a half miles from Chichester Marina. The sandy beach at West Wittering is located within approximately six miles. Local amenities including day-to-day convenience stores can be found in nearby Donnington and Birdham while Dell Quay has delightful walks around the harbour.

The city of Chichester provides a wide range of shopping facilities including boutiques, pubs, restaurants, galleries and retail stores. The city is famous for its historic Cathedral, Festival Theatre and nearby attractions including horse racing and the motor circuit at Goodwood, the racecourse at nearby Fontwell, the South Downs National Park to the north and Roman Palace in Fishbourne.



An outer double glazed front door leads into the double glazed porch at the front of the property, where a further recessed double glazed inner front door opens into a 5' wide welcoming entrance hall, with generous 8' 2" ceiling height, fitted carpet and electric storage heater. Doors lead from the hallway to the sitting room, separate dining room, bedrooms 1 and 2 and an inner lobby leading to the shower room and 2nd separate w.c.

The sitting room is a front aspect room measuring 14' 11" x 12' with a double glazed window, fitted carpet, electric storage heater and original tiled fireplace.

The dining room is a dual aspect (rear & side) room measuring 14' 10" x 10' overall with fitted carpet, an electric storage heater and useful floor to ceiling fitted storage cupboard along with a recessed cupboard housing the electric consumer unit.

A glazed casement style door leads to the rear from the dining room into the adjoining kitchen which measures 11' 3" x 7' 10" with a double glazed window to the side and a range of matching base, drawer and wall mounted units, along with fitted work surfaces, an inset stainless steel single drainer sink unit, integrated 4 ring electric hob with concealed hood over, integrated eye level double oven/grill and space for a fridge/freezer.

A part glazed door to the rear leads from the kitchen through to a useful utility room with further fitted units, space and plumbing for a washing machine and space for additional appliances. Windows and French doors to the rear lead to the pitched roof double glazed conservatory which provides access to the rear garden via double glazed French doors to the side.

Bedroom 1 is a front aspect room measuring 12' 9" x 12' with a fitted carpet and electric storage heater, while Bedroom 2 has a pleasant outlook into the rear garden, along with a fitted carpet and an electric storage heater.

A small lobby accessed from the hallway houses the access hatch to the large loft space.

Doors in the lobby lead into the shower room with shower cubicle with fitted electric shower, wash basin with storage under, matching wall mounted unit with vanity mirror with down light, an enclosed cistern w.c and electric storage heater, along with an obscure double glazed window to the rear. Adjacent to the shower room is a 2nd separate w.c.

Externally the property provides a generous driveway at the front providing on-site parking for several vehicles with established well stocked borders. The adjoining garage has an up and over door to the front, power, light, window and door to the rear into the rear garden.

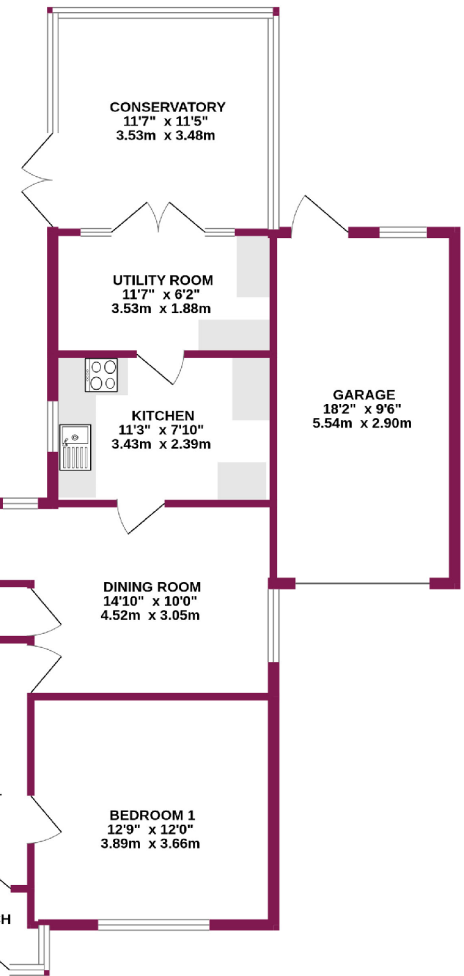


To arrange a viewing contact 01243 267026





GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



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Current EPC Rating: E (43)

Council Tax: Band E £2,559.58 (2023 - 2024)
Chichester District Council

TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.