



Church Lane | Chichester | PO20 7AT

Guide Price £595,000 Freehold



hancock
Lettings & Estate Agents

Willow Cottage

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Guide Price £595,000

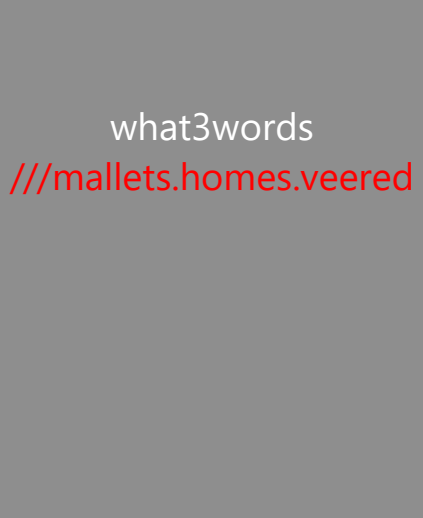
- Gas fired central heating
- 3-Bedrooms
- 2-Ground floor reception rooms
- Large south west garden
- Ample driveway parking
- Village location
- Council Band D
- No onward chain

This large attached house has ample boat/dingy storage as it has both front and rear secure parking, a good sized south west facing garden and is located within the hugely popular village of Birdham. No onward chain.

Accommodation

The light and airy accommodation is arranged over two floors. On the ground floor there is a good sized entrance hall which gives access to both a dual aspect dining room currently being used as an office and a spacious, south west facing sitting room. Moving through the property there is a useful breakfast area and beyond a modern fitted kitchen and cloakroom. The kitchen has access out to a rear courtyard via a single door. On the first floor, off a central landing there are two large double bedrooms, a single bedroom and a family bathroom. All the bedrooms are complete with ample built in storage.





Outside

To the front of the property there is a good sized south west facing garden which is mainly laid to lawn, has pretty floral beds and mature shrubs planted throughout and is enclosed by hedging. There is also hard standing for a large shed or boat storage and ample, secure driveway parking with access to the road via a five-barred gate. There is a large double garage, complete with space saver electric doors. To the rear of the property there is further, secure boat storage in the form of a courtyard and there is storage shed and seating area.

Location

The property is located centrally within the sailing village of Birdham and is a short walk from Birdham Pool Marina (one of the oldest natural marina's in England), with Chichester Sailing Club also located close by. Further village amenities include a popular cricket club, convenience store, primary school, church and a village hall. Birdham is located in The Chichester Harbour area with the popular summer destinations of East and West Wittering located just to the south and offering stunning beaches. A short drive to the north is the Cathedral City of Chichester with its mainline rail station offering services to London Victoria. Beyond Chichester lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate.

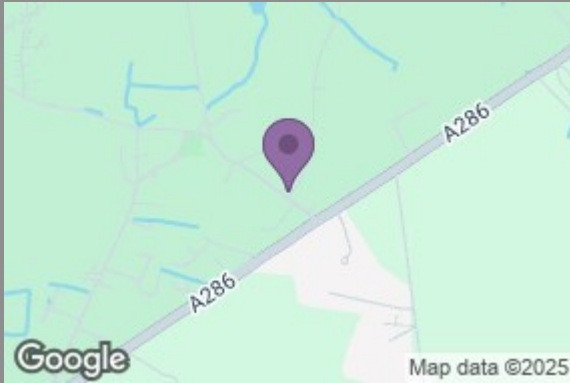
Additional Information

Tenure : Freehold

Council Band : D

Broadband : 80mbps

Pet Free & Smoke Free



Energy Efficiency Rating

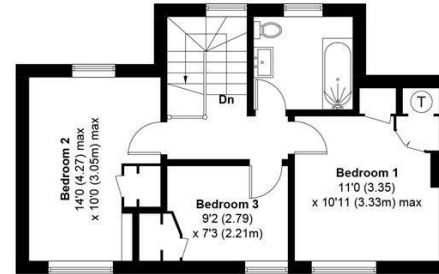
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Willow Cottage, Church Lane, PO20 7AT

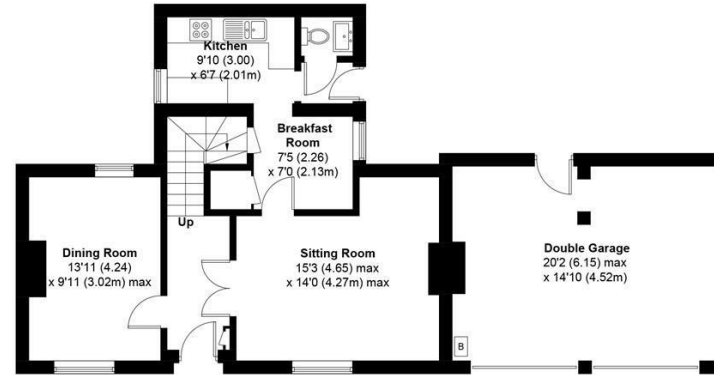
APPROXIMATE GROSS INTERNAL AREA = 1098 SQ FT / 102.0 SQ M

DOUBLE GARAGE = 299 SQ FT / 27.8 SQ M

TOTAL = 1397 SQ FT / 129.8 SQ M



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1207070)

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