

Willow Cottage, Chichester Church Lane, Arun, South East, PO20 3UY

ASKING PRICE OF £595,000

EPC Rating: E Council Tax Band: D



Willow Cottage Church Lane, Birdham, Chichester, PO20 7AT

£595,000

Council Tax Band: D

A spacious and light three-bedroom home in the sought-after sailing village of Birdham, featuring extended living space, a double garage, ample boat storage, and a large south-west facing garden. Moments from Birdham Pool Marina and close to Chichester and the Wittering beaches. No onward chain.

Nestled in the heart of the sought-after sailing village of Birdham, this light and spacious attached home offers generous accommodation, a large double garage, and a beautiful south-west facing garden. Perfectly positioned for those who enjoy coastal living, the property combines practical space with a relaxed, countryside feel — and is offered with no onward chain.

The house has been thoughtfully extended to create a sense of light and flow throughout. The welcoming entrance hall leads to a dual-aspect dining room, currently used as a home office, and a bright, south-west facing sitting room that captures the afternoon sun. Beyond this lies a useful breakfast area and a modern fitted kitchen, which opens out to a private rear courtyard. A cloakroom completes the ground floor. Upstairs, a central landing gives access to two spacious double bedrooms, a comfortable single bedroom, and a well-presented family bathroom. All bedrooms benefit from built-in storage, adding to the home's practical appeal.

Outside, the property really comes into its own. The

front garden enjoys a wonderful south-west aspect and is mainly laid to lawn, framed by mature shrubs and colourful planting. There is ample hardstanding ideal for a boat, dinghy, or large shed, along with secure driveway parking behind a five-bar gate. The double garage is fitted with space-saving electric doors, while to the rear a further secure courtyard provides additional boat storage, a useful shed, and a peaceful seating area — perfect for enjoying warm summer evenings.

Situated just a short stroll from Birdham Pool Marina, one of England's oldest natural marinas, and close to Chichester Sailing Club, this home is ideally placed for sailing enthusiasts. The village also offers a range of amenities including a convenience store, primary school, cricket club, church, and village hall. A few miles to the south lie the golden beaches of East and West Wittering, while to the north, the Cathedral City of Chichester provides excellent shopping, dining, and cultural attractions, as well as a mainline station with services to London Victoria. The nearby South Downs National Park and the Goodwood Estate offer further leisure opportunities, from country walks to world-class motorsport and events.





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

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