



10 Bell Lane, Birdham

Guide Price £525,000

 Henry Adams
estate agents

10 Bell Lane

Birdham, Chichester

The highlight of the home is the open-plan kitchen, sitting, and dining room, filled with natural light from large windows and a skylight. The kitchen features sleek cabinetry, high end appliances including a Bertazzoni Steam Oven and a sizable island with seating, French doors open to a well-maintained garden, creating a seamless indoor-outdoor living experience.

Next to the kitchen is a snug, ideal for a home office, reading room, or play area. The ground floor also includes a spacious bedroom, a modern bathroom, and plenty of storage.

Upstairs, there are three well-sized bedrooms. The principal bedroom provides a relaxing retreat, while the other two bedrooms are perfect for children, guests, or another home office. A newly fitted bathroom serves this floor.

The garden boasts lush lawns, a vegetable patch, and a greenhouse, perfect for gardening enthusiasts. A shed offers additional storage for tools and equipment. To the front of the property, a gravel driveway with off road parking for multiple vehicles.

This home combines modern living with the charm of a peaceful village setting.

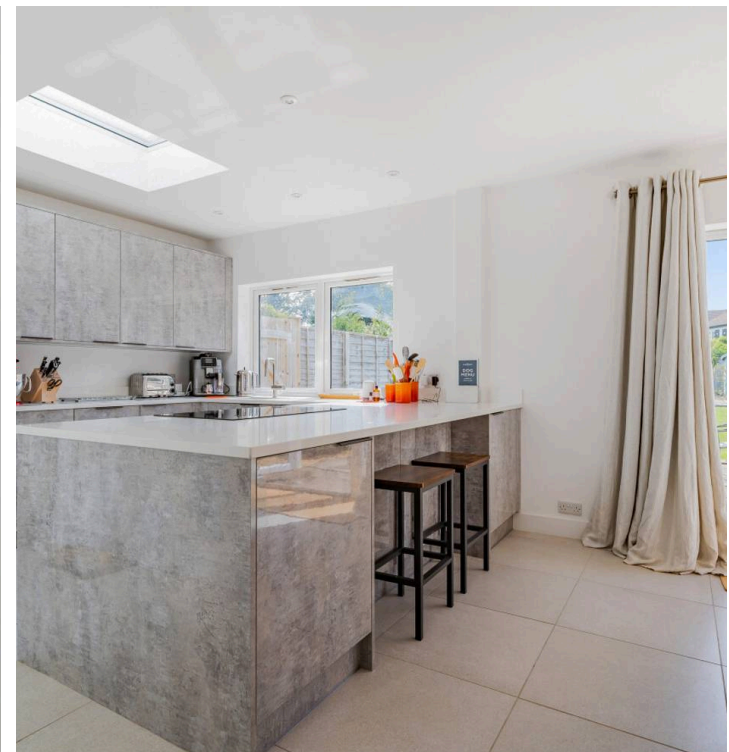
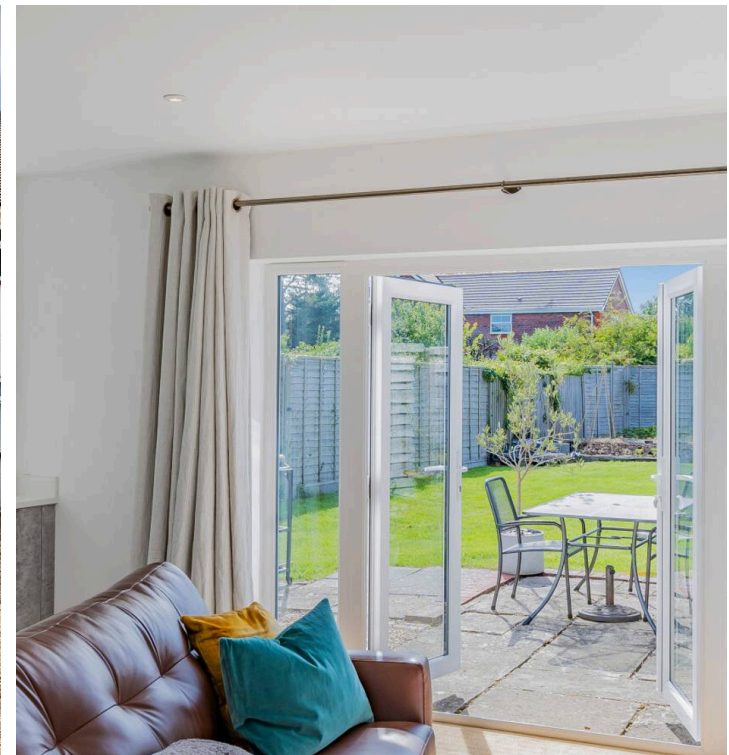
Council Tax band: C - £2080.97

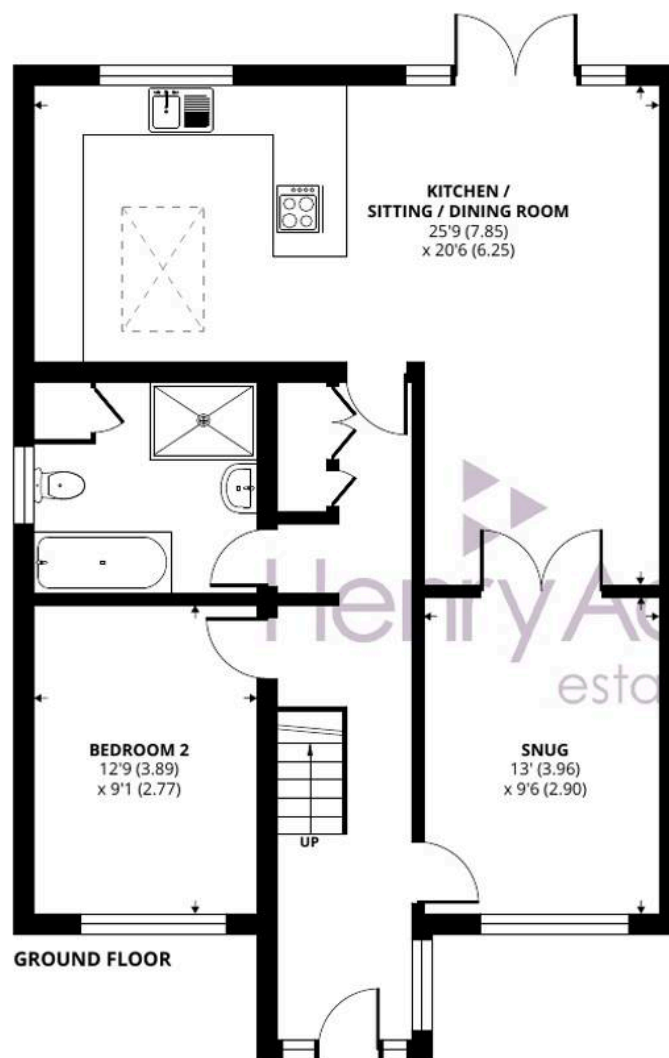
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Open Plan Living
- Modern Fitted Kitchen
- Home Office / Snug
- Extended Ground Floor Accommodation





Bell Lane, Birdham, Chichester, PO20

Approximate Area = 1243 sq ft / 115.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1161266



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