





1 Flint Cottages Bell Lane

Birdham

Charming 2 bed 18th-century cottage in Earnley with flint exterior, generous plot, character features, modern kitchen, large garden, parking, and no forward chain. Scope to extend STPP.

Located in the quiet village of Earnley, this two-bedroom semi-detached cottage offers plenty of charm and character, with a flint exterior and a generous plot. Believed to date back to the 18th century, the property is available with no forward chain and presents a great opportunity for someone looking to modernise and add their own style.

The property has been extended over time, and while some areas have been updated, many original features remain. The ground floor includes flagstone flooring and a cosy sitting room with an open fireplace, ideal for relaxing in the evenings. The kitchen/dining room is a good size, combining character features such as exposed beams with modern touches like skylights and bifold doors that open directly onto the garden. A ground-floor bathroom adds practicality.

Upstairs, there are two well-proportioned bedrooms, both with character timber doors and latches. The main bedroom also benefits from a walk-in wardrobe.

Outside, the garden is a great size and feels private thanks to the mature trees around the boundary. There is excellent potential for landscaping or further development (subject to the necessary consents). A timber garage provides useful storage, and the gravel driveway at the front offers parking for several vehicles.







1 Flint Cottages, Bell Lane

Approximate Area = 868 sq ft / 80.6 sq m (excludes garage)

Outbuilding = 71 sq ft / 6.6 sq m

Total = 939 sq ft / 87.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1304066





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Chichester District Council Tax band: C 2025/26 £2067.22

Tenure: Freehold

EPC: F

- Attractive Flint Exterior
- Character Features Throughout
- Extended Kitchen/Diner
- Sitting Room with Feature Fire
- Walk in wardrobe to Principal Bedroom
- Ground Floor Bathroom
- Extensive Driveway and Garage
- Private Rear Garden
- No Forward Chain

Earnley is a small village situated just a short drive from the popular coastal areas of East and West Wittering, known for their sandy beaches, watersports, and vibrant local communities. The nearby village of East Wittering offers a range of shops, cafes, and essential amenities, while West Wittering is renowned for its Blue Flag beach and stunning views across Chichester Harbour. For a wider selection of shops, restaurants, and cultural attractions, the historic city of Chichester is easily accessible, offering excellent transport links, including a mainline railway station with services to London.



Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the