



Price Guide £750,000

Rose Cottage Court Barn Lane, Birdham, Nr Chichester, West Sussex PO20 7BQ







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Occupying a delightful position on a pretty country lane, just a short stroll from Birdham Pool Marina in the harbourside village of Birdham, formally belonging to the lock keeper of Birdham Pool in the 1940's.

This delightful, semi-detached house has been extended in more recent years at ground floor level and now includes a snug, a family/sitting room with woodburner, extending into the open plan kitchen/dining room with part vaulted ceiling, conservatory overlooking the cottage style gardens and fields beyond, plus a useful sized utility room and cloakroom.

Stairs lead toward the first floor with two double bedrooms - one with dressing room area (formally bedroom 3) enjoying some wonderful views over the nearby farmland and a family bathroom.

Outside, the cottage style gardens prevail with a paved suntrap terrace, brick and tiled garden store and ample off road parking with tarmac driveway with ample width to the side for a boat/dinghy storage area.

A new gas fired boiler has been recently fitted and Court Barn Lane is a Private road leading to Birdham Pool and recently the road has been resurfaced.

This a perfect location for sailing enthusiasts with Birdham Pool Marina and Chichester Marina and the nearby beach at West Wittering.

There are many paths and walkways surrounding Chichester Harbour including Salterns Way and a variety of great country pubs and restaurants too, as well as local shops and a village school. To the north are the rolling hills of the South Downs and Goodwood, which offers horseracing, motoring events and summer festivals, whilst the historic city of Chichester, with its Festival Theatre, galleries, museum, shops and restaurants is about four miles.

Joint Sole Agent : Tod Anstee, Chichester. Contact Nick Burdock, Senior Sales Negotiator. 01243 523723. [nburdock@toddanstee.com](mailto:nburdock@toddanstee.com)

Virtual viewing link: <https://my.matterport.com/show/?m=JBvxc3fEmEa>









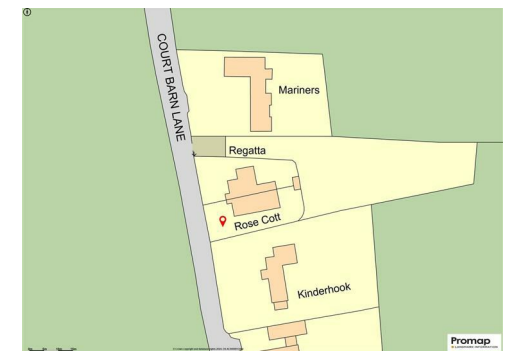












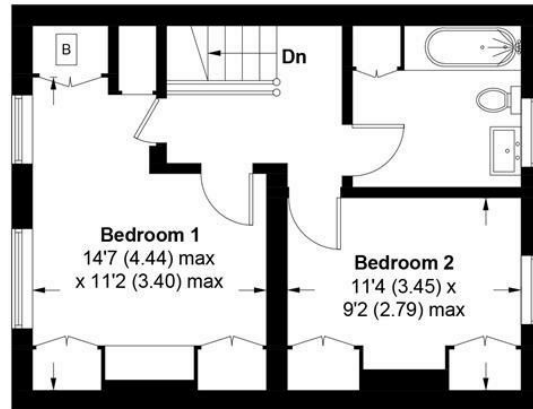


# Rose Cottage, Court Barn Lane, PO20 7BQ

APPROXIMATE GROSS INTERNAL AREA = 1410 SQ FT / 131 SQ M

OUTHOUSE = 16 SQ FT / 1.5 SQ M

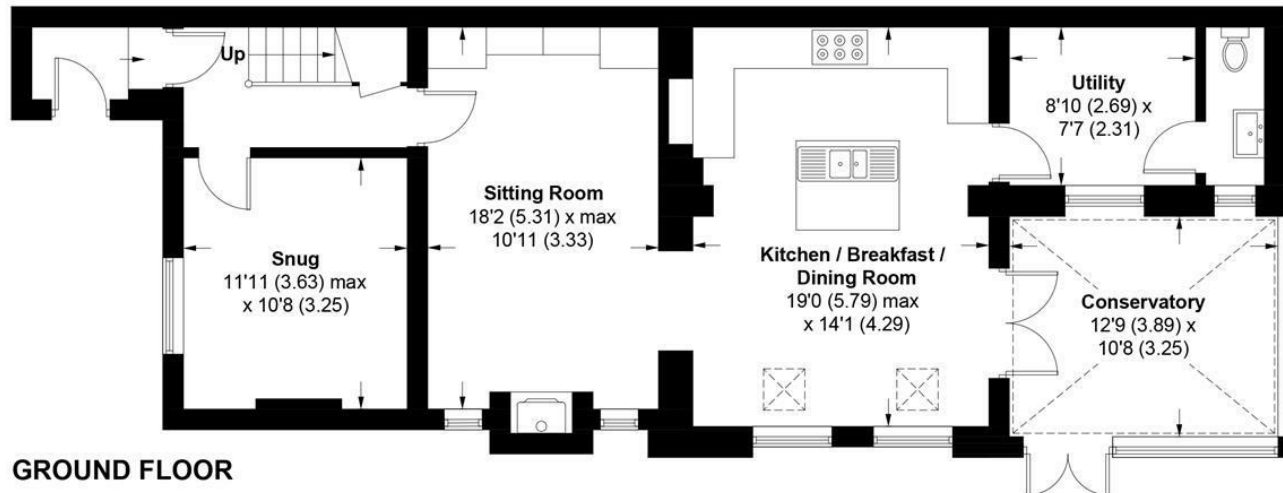
TOTAL = 1426 SQ FT / 132.5 SQ M



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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. (ID1096214)

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