



Kingfisher

Bell Lane, Birdham
West Sussex, PO20 7HX

Guide Price £395,000

Upon entering the property, you are greeted by a spacious hallway with a staircase leading to the first floor. The principal reception room is located to the right of the hallway and offers a cosy yet spacious environment that is perfect for relaxing after a long day. To the left of the hallway is the ground floor bathroom with separate W.C.

Situated to the rear of the property is the kitchen and dining room which opens onto the conservatory. One of the standout features of this property is the possibility of transforming the existing layout into a spacious open plan kitchen and dining area. Knocking down a wall could seamlessly merge these spaces, creating a modern and sociable hub for family life and entertaining.

Upstairs, the landing provides access to three bedrooms, two of which are large enough for a double/king size bed. The family bath/shower room is accessed from both the landing and bedroom one. Minor adjustments on this floor could reinstate a more conventional layout.

Kingfisher occupies a central position on a plot measuring approximately 246ft (74m) with large front a rear gardens.



LOCATION

The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions and offers locals the opportunity to become Trustees. Further facilities including a primary school, convenience store and newly constructed petrol station with a mini Waitrose are within walking distance. East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.



Tenure

Freehold

Council Tax

Band C

EPC

D

Entrance Hall

Living Room 16'1" (4.9m) x 12'4" (3.76m)

Kitchen 13'1" (3.99m) x 8'7" (2.62m)

Dining Room 12'11" (3.94m) x 10'6" (3.2m)

Conservatory 9'5" (2.87m) x 8'0" (2.44m)

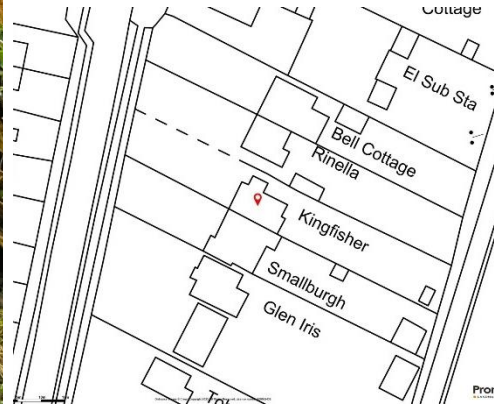
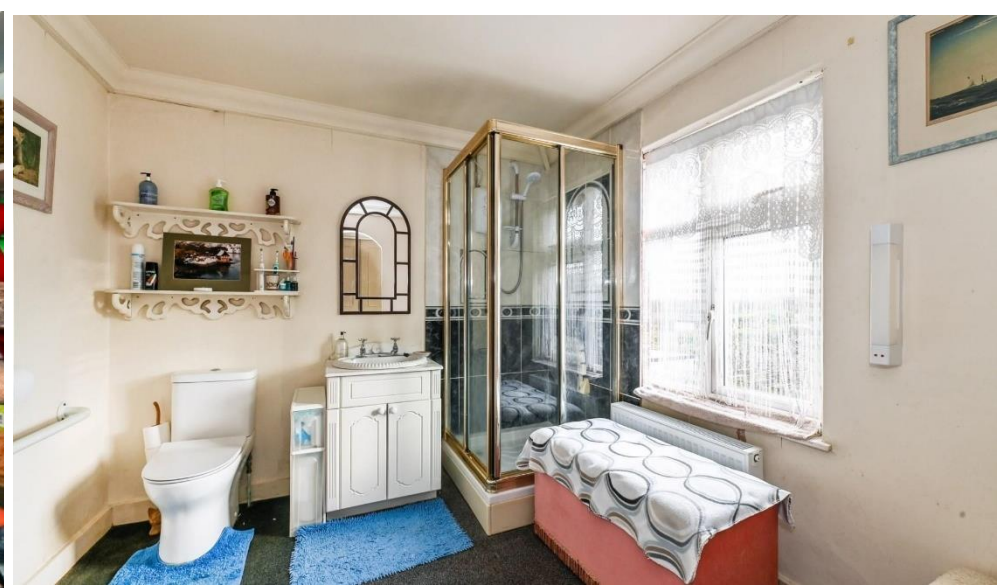
Bedroom 1 10'8" (3.25m) x 9'5" (2.87m)

Bedroom 2 15'9" (4.8m) x 12'3" (3.73m)

Bedroom 3 9'11" (3.02m) x 7'2" (2.18m)

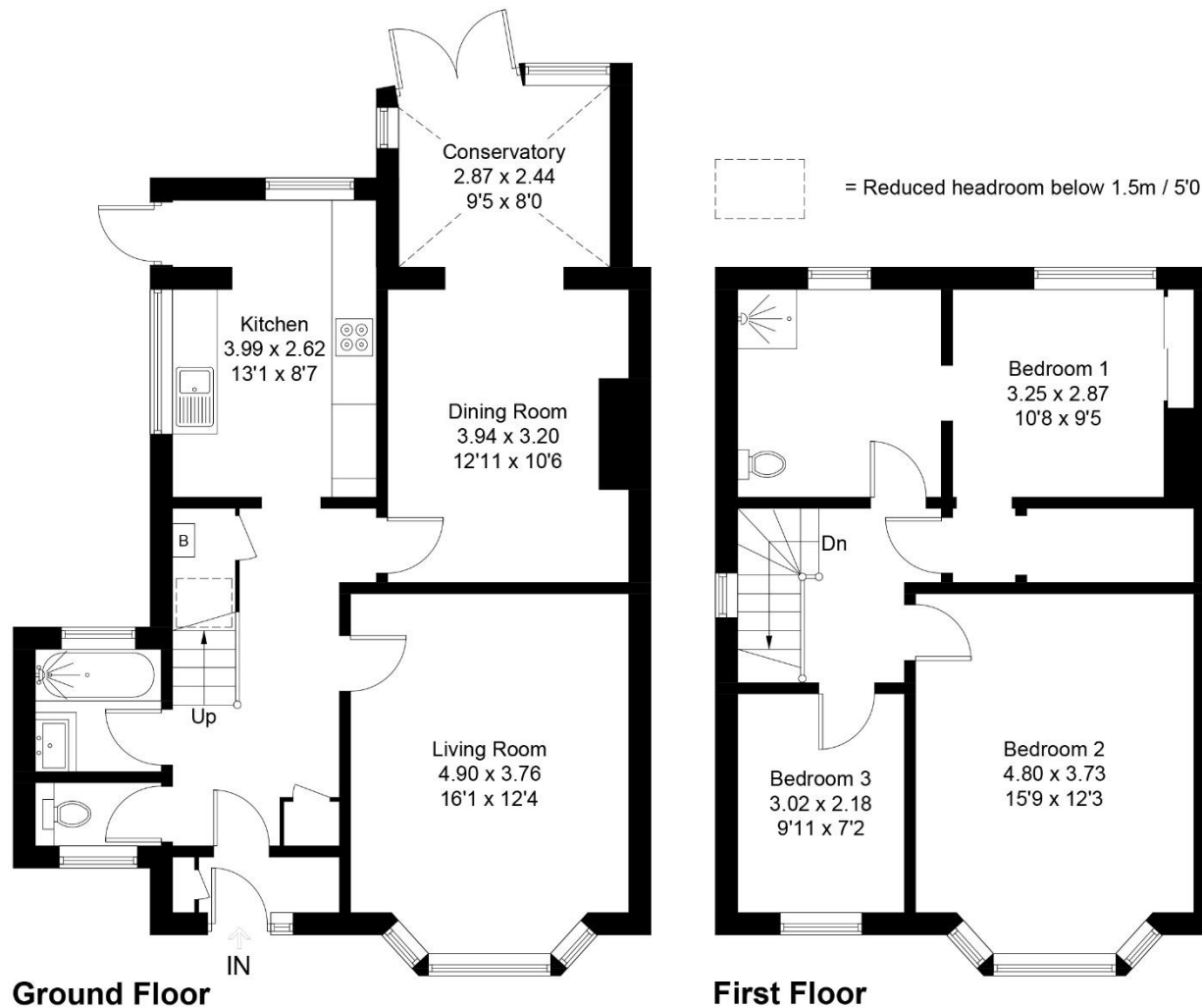
Shower Room





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Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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