



Bell Lane, Birdham, PO20 7HY
Price Guide £539,000





- THREE BEDROOM DETACHED BUNGALOW
- DINING ROOM
- OFF-ROAD PARKING FOR SEVERAL VEHICLES

- LOFT ROOM
- GARAGE & UTILITY ROOM
- GAS CENTRAL HEATING

- SITTING ROOM
- LARGE WEST-FACING REAR GARDEN
- SHORT DRIVE TO THE BEACH

Bell Lane, PO20 7HY

Approximate Gross Internal Area

House = 134.6 sq m / 1449 sq ft

Outbuilding = 36.8 sq m / 396 sq ft

Total = 171.4 sq m / 1845 sq ft



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.

Not to scale. Created by Emzo Marketing



This THREE bedroom detached bungalow benefits from two good-sized reception rooms, large kitchen, loft room, LARGE WEST -FACING GARDEN APPROXIMATELY 130FT x 40FT. AMPLE POTENTIAL TO EXTEND INTO LOFT SPACE (STPP) LARGE GARAGE with utility room. The property is situated a short drive south of Chichester city centre with all amenities, including mainline railway station with direct links to London Victoria. A Waitrose Express convenience store, is nearby at local the petrol station. The local bus routes are within easy walking distance and the sandy Blue Flag BEACH at West Wittering is a 5 minute drive away and the Natural Trust Area of Outstanding Natural Beauty at East Head.

This property is sold on a freehold basis.
Council Tax band D

ENTRANCE HALL

Cupboard housing consumer unit, space-saving staircase to loft room, door to rear garden.

KITCHEN

15'8" x 11'10" (4.80 x 3.63)

An extensive range of units with 1 1/2 bowl sink unit, built-in double oven with electric hob and extractor, space for washing machine, built-in fridge, built-in under counter freezer, wall mounted gas central heating boiler, window, double doors to sitting room.



SITTING ROOM

17'3" x 13'6" (5.26 x 4.14)

Door to hallway, patio doors to rear garden, fireplace, window.



DINING ROOM

15'3" x 12'0" (4.67 x 3.66)

Fireplace with flame effect gas fire and surround, bay window to front, built-in cupboards.

BEDROOM ONE

13'1" x 10'11" (3.99 x 3.33)

Bay window to front.

BEDROOM TWO

10'11" x 8'9" (3.33 x 2.69)

Window to side.



BEDROOM THREE

10'11" x 8'9" (3.33 x 2.69)

Window to rear.



BATHROOM

6'3" x 6'0" (1.93 x 1.83)

Suite comprising panel enclosed bath with electric shower over, vanity sink unit with matching wall units, concealed cistern w.c., window, extractor.

LOFT SPACE

20'4" x 13'7" (6.20 x 4.15)

Space-saving staircase from hallway, window.

GARAGE

22'4" x 15'10" (6.83 x 4.83)

With door to front, door to utility room.

UTILITY ROOM

11'6" x 6'5" (3.51 x 1.96)

Cupboards with sink unit and space for washing machine.

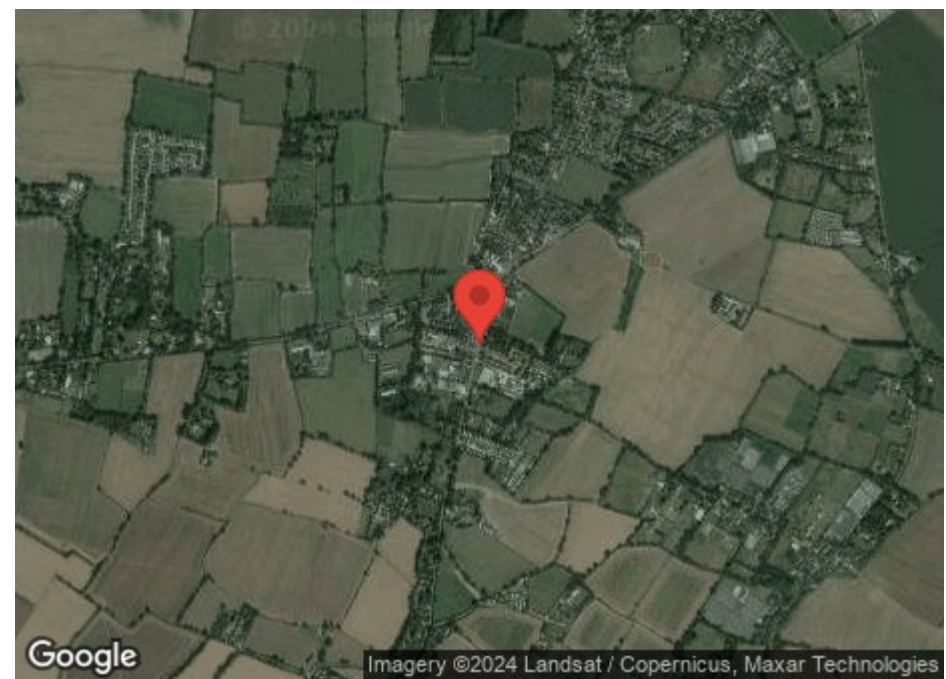
OUTSIDE & GENERAL

Front


Driveway providing off-road parking for several vehicles, lawn area, side gate and screened by mature hedging.

Rear Garden

A good-sized west facing garden measuring approximately 130ft x 40ft, mainly laid to lawn with paved patio area, mature trees and shrubs.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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