



Little Meadow, Westlands Estate, Birdham - PO20 7HJ

Guide Price £1,300,000 Freehold



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Little Meadow, Westlands Estate

Birdham

A detached four-bedroom bungalow located on the highly regarded Westlands Estate in Birdham, positioned just a short walk from the Westlands slipway and providing convenient access to the water.

- Spacious single-storey living with generous proportions throughout
- In-and-out driveway with ample off-road parking and space for boat
- Double garage with two up-and-over doors
- Fitted kitchen opening to dining and sitting areas for easy flow
- Dual-aspect L-shaped sitting/dining room with patio doors
- Conservatory opening onto patio
- Principal suite with en-suite and built-in wardrobes
- 3 further double bedrooms
- Attractive formal gardens plus a large, private rear lawned garden
- Access to a slipway close to the property





ACCOMMODATION:

Little Meadow offers spacious single-storey living, together with an in-and-out drive and attractive formal gardens, with a further area of garden to the rear. A spacious entrance hall with a large coats cupboard leads through to the main inner hallway, which provides access to the principal living accommodation and bedrooms. The hallway also benefits from a large storage cupboard and an airing cupboard housing the hot water cylinder.

The utility room is accessed from the entrance hall and is dual aspect with a door to the garden. It houses the gas boiler serving the central heating and hot water and provides internal access to the double garage. The double garage has two up-and-over doors and a pedestrian door to the rear leading through to the garden.



From the main hallway, doors lead to the kitchen, reception rooms and bedroom accommodation. The kitchen is well fitted and opens through to the dining room and sitting room. The L-shaped dining/sitting room is dual-aspect with doors opening onto a patio area to the side of the property and access through to the conservatory, which in turn opens onto the patio and side garden.





The principal bedroom has an en-suite bathroom and two sets of double built-in wardrobes. There are three further good-sized double bedrooms, served by a family shower room comprising a separate cubicle low-level WC and wash hand basin. In addition, there is a separate shower room/WC.

Outside the property is approached via an in-and-out driveway providing excellent off-road parking and access to the double garage. The gardens are a particular feature, being arranged in an attractive formal style. To the rear is a very good-sized garden, predominantly laid to lawn with a small patio area beyond the garage, raised beds and mature shrubs. The garden is well enclosed, private and fenced.

Westlands Estate benefits from a slipway, just a stone's throw from the property, which is managed by the Harbour Conservancy



LOCATION:

Birdham lies on the Salterns Way, a popular cycle and footpath that links Chichester with West Wittering via scenic routes through the surrounding countryside and coastline. The proximity to the Chichester Harbour Area of Outstanding Natural Beauty further enhances the village's appeal, offering opportunities for sailing, walking, birdwatching and enjoying the unspoilt coastal environment. The village is well known for its maritime connections and is home to two of the area's most prominent marinas:

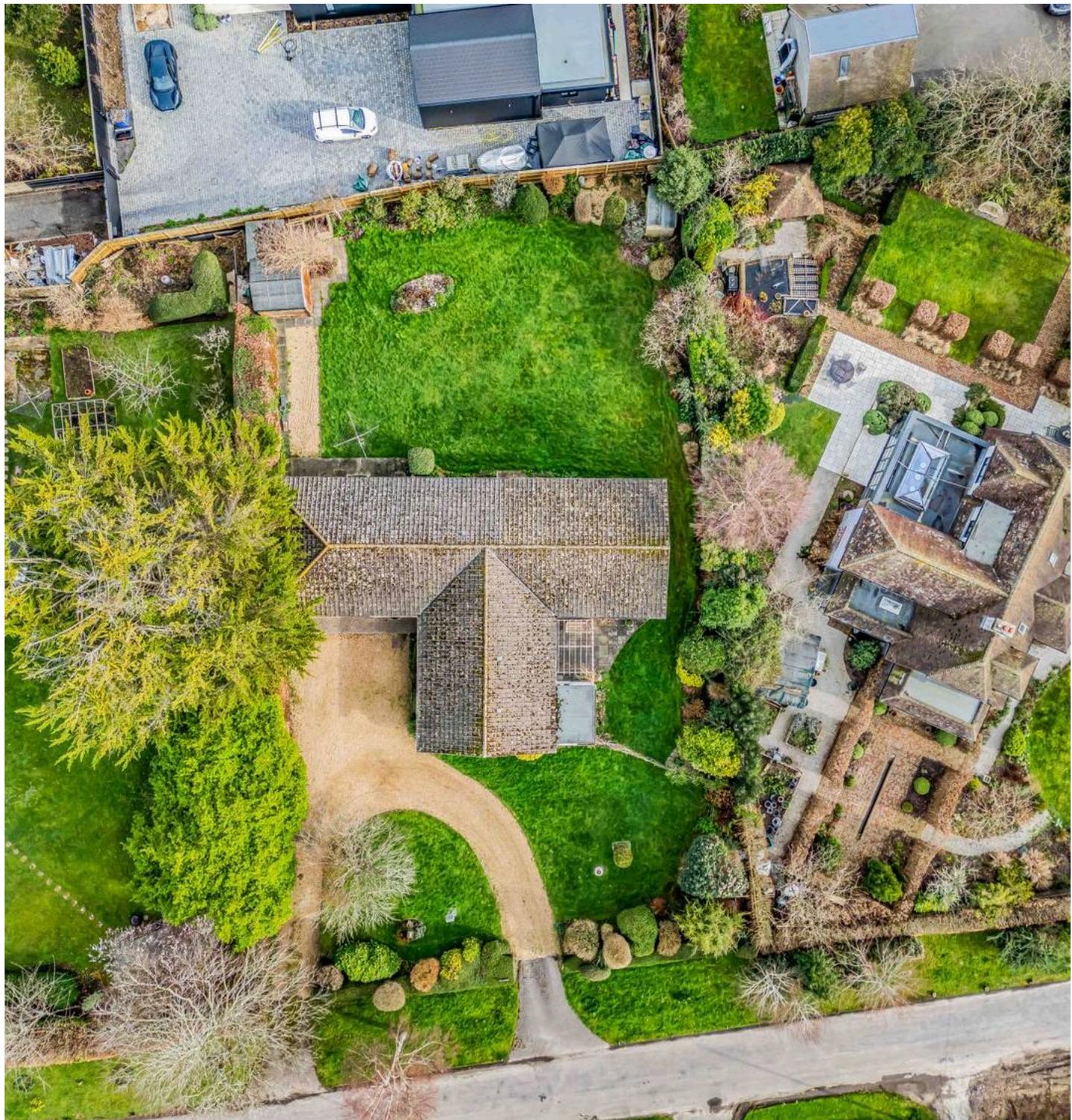
Birdham Pool and Chichester Marina. Birdham Pool, situated on the site of a former tide mill, is one of the oldest marinas in the UK, while neighbouring Chichester Marina is among the largest in the country, offering extensive facilities for boating enthusiasts.

Just five miles to the north lies the Cathedral city of Chichester, with its excellent shopping, dining and cultural amenities, including the renowned Festival Theatre, galleries and museums. Local leisure opportunities extend from golf at Goodwood and Hunston, bathing at the award-winning beaches of West Wittering and East Head, and horse racing at Goodwood and Fontwell. Goodwood also hosts the world-famous Festival of Speed and Revival events. For commuters, Chichester's mainline station offers regular services to London Victoria in around 1 hour 40 minutes (via Gatwick Airport), while Havant station provides a faster connection to London Waterloo in approximately 1 hour 20 minutes.

Services: Mains drainage. Gas-fired central heating. Local

Authority: Chichester District Council Council Tax Band: Band

G Energy Rating: Band D what3words: munch.colder.gear



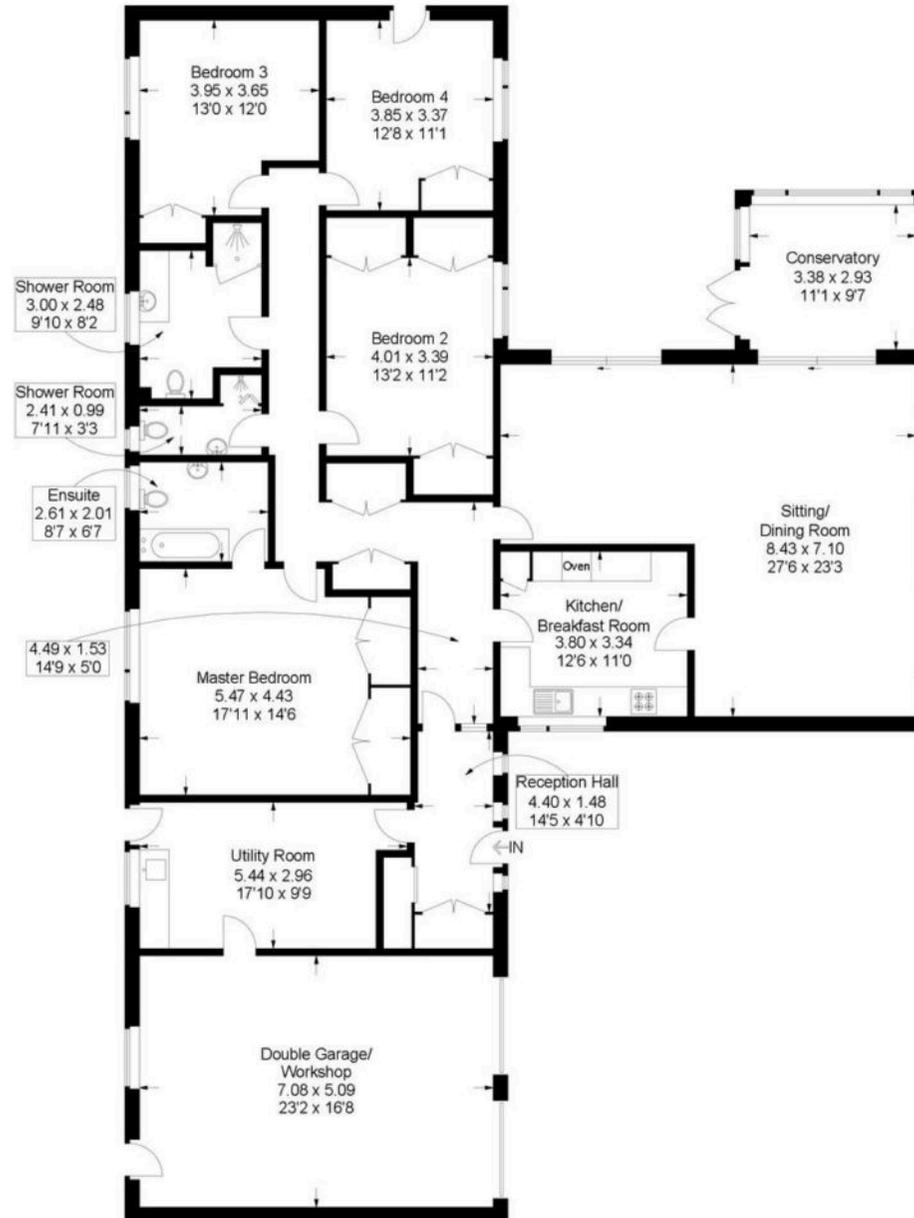




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Approximate Gross Internal Area = 246.4 sq m / 2653 sq ft



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.



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