



109 Birdham Road, Chichester, PO20 7DY



hancock
Lettings & Estate Agents

109 BIRDHAM ROAD GUIDE PRICE £649,950

Detached Chalet Bungalow

Two Bathrooms

Ample Off Road Parking

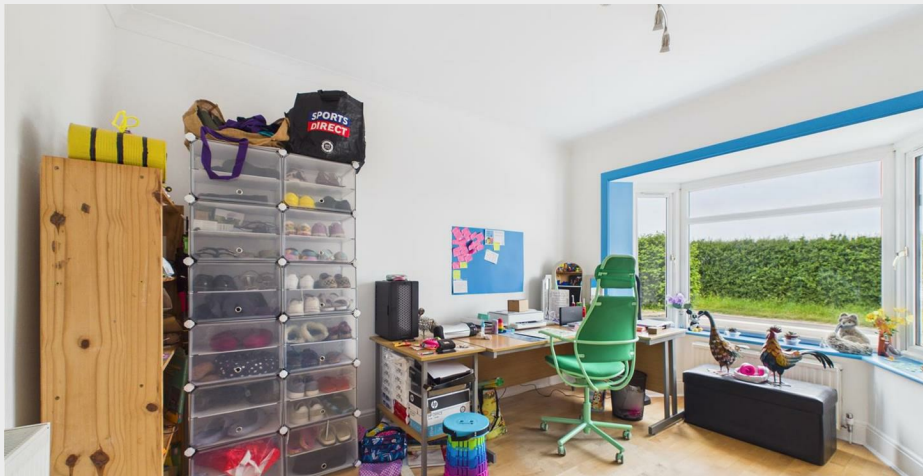
Large Modern Extension

Generous Sized Rear Garden

Easy Access To Witterings

Countryside Views

Multifunctional House



Situated in a desirable semi rural position on Birdham Road, this spacious four bedroom chalet style bungalow offers versatile and well balanced accommodation, making it an ideal family home.

The property features two generous reception rooms to the front, providing excellent flexibility for both everyday family living and entertaining. To the rear, the impressive open plan kitchen/reception space forms the heart of the home, with doors opening directly onto the good sized rear garden and enjoying attractive views over neighbouring fields, creating a wonderful sense of space and a countryside outlook.

There are four well proportioned bedrooms and two bathrooms, allowing comfortable accommodation for growing families or visiting guests. Further benefits include a useful store room, garage, and ample off road parking for multiple vehicles.

Externally, the gardens provide a fantastic outdoor space for entertaining, or simply enjoying the peaceful surroundings.

Combining spacious accommodation, a practical layout, and a sought after location with rural views, this delightful property presents an excellent opportunity to acquire a superb family home.

Birdham is a highly sought after village situated to the south of Chichester, offering an attractive blend of countryside and coastal living. The village benefits from a range of local amenities including a village store, primary school, church, and popular public houses, whilst nearby Chichester Marina and the beautiful beaches of West Wittering provide excellent opportunities for sailing and outdoor recreation. The historic cathedral city of Chichester offers a wider selection of shopping, dining, and cultural facilities, together with mainline rail links to London. Birdham is particularly popular with families and those seeking a relaxed village lifestyle within easy reach of both the coast and city amenities.

Additional information:

Tenure: Freehold

Broadband : Up To 2000mbps

Council Band : F

Mobile : Okay; EE, 02, Three, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



ADDITIONAL INFORMATION

Local Authority – Chichester District Council

Council Tax – Band F


Viewings – By Appointment Only

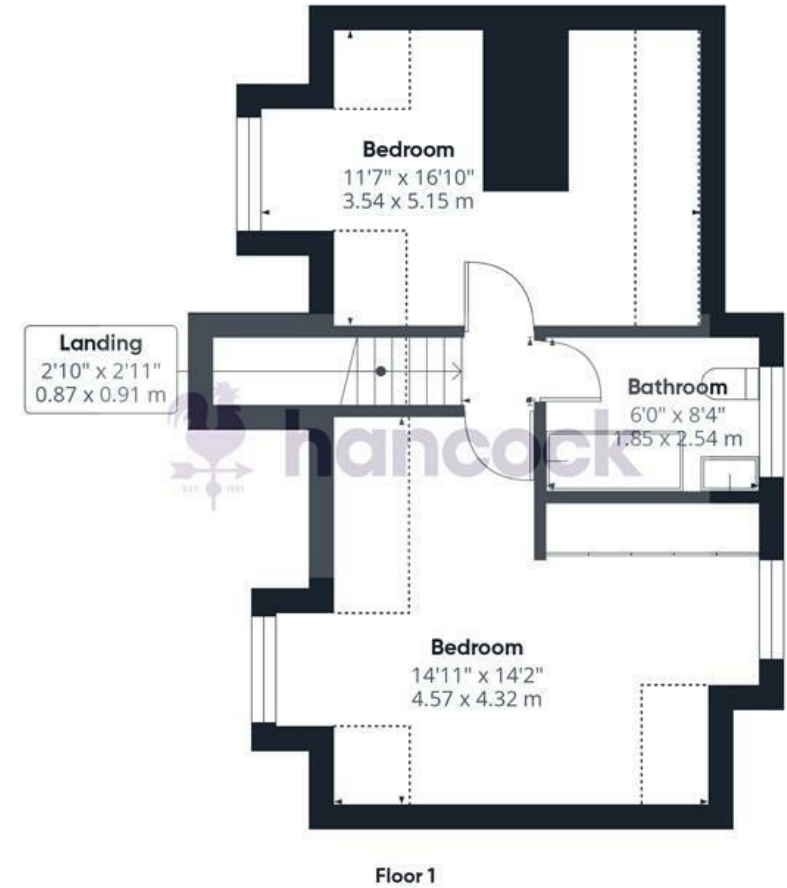
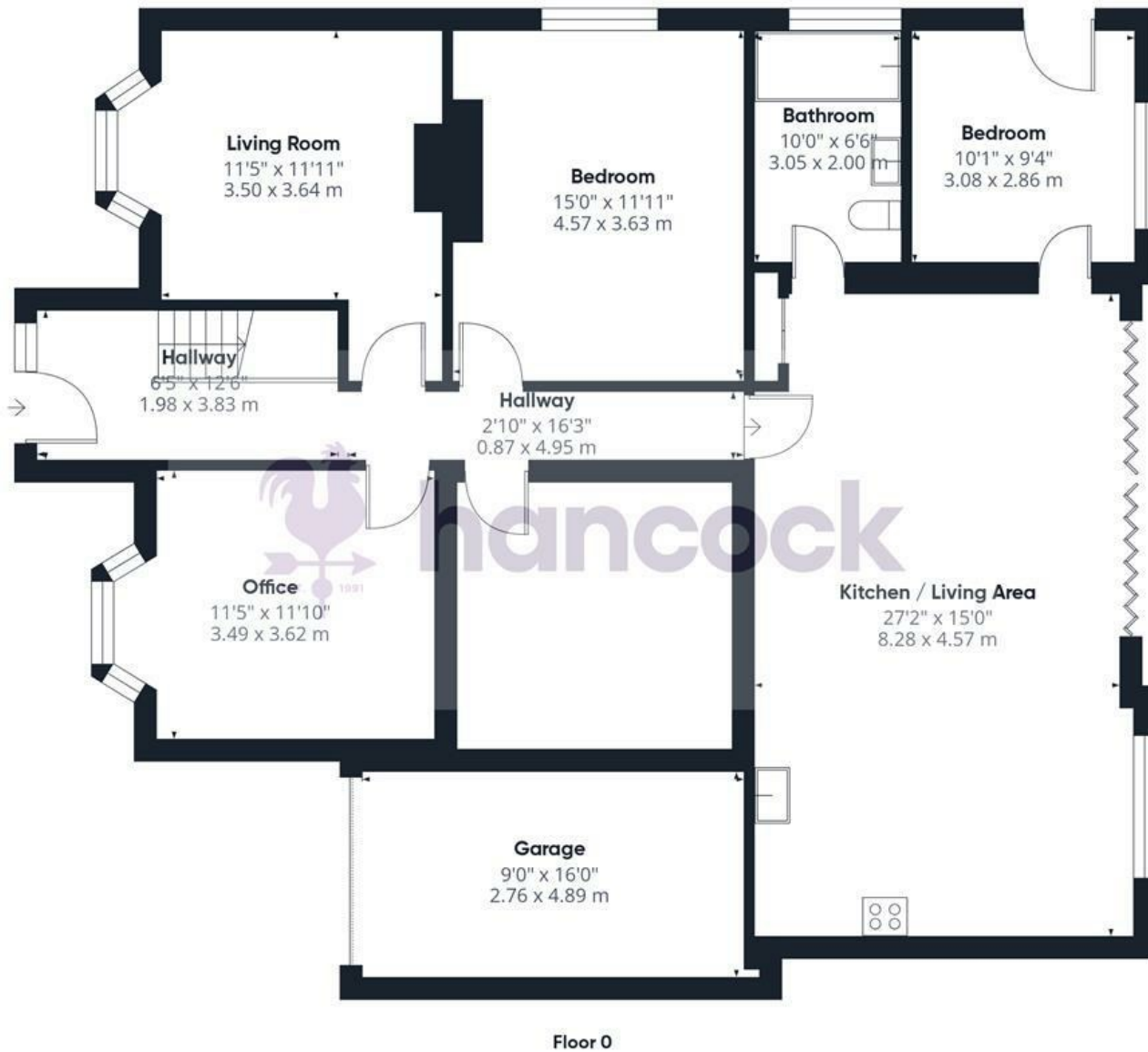
Floor Area – 1744.00 sq ft

Tenure –



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







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