



St. Aubins Birdham Road, Chichester, PO20 7BX



**hancock**  
Lettings & Estate Agents

## GUIDE PRICE £765,000

No Chain	Kitchen Linked With Sun Room
Substantial Plot	Three Bathrooms
Detached Bungalow	Off Road Parking For Several Vehicles
Four Bedrooms	Vegetable Patch & Orchard
Two Receptions Rooms	Multifunctional Self-Contained Annexe



Nestled in a desirable semi rural setting on Birdham Road, this beautifully presented and highly versatile four bedroom detached bungalow offers an exceptional blend of character and space, enabling use of a self-contained annexe with stunning mature gardens.

The property welcomes you via a spacious entrance hallway, setting the tone for the generous accommodation throughout. At the heart of the home is a charming lounge featuring a cosy log burner, creating a warm and inviting atmosphere ideal for relaxing evenings.

The impressive fitted kitchen is perfectly designed for both everyday family life and entertaining, complete with a wood burner and opening seamlessly into a substantial entertaining area with direct access onto the rear garden.

The principal bedroom benefits from an ensuite. Second bedroom benefiting fitted wardrobes with a view of the rear garden. Third Bedroom/Office is accessed via staircase with additional storage capabilities and Velux windows. Family bathroom with both shower and bath.

A particular feature of the property is the ability of superb self-contained annexe, ideal for multi-generational living, guest accommodation or potential income opportunities. Accessible either via its own private front door or through the main residence via the sun room, the annexe offers a spacious living room, kitchen, bathroom and double bedroom.

Outside, the extensive landscaped rear garden provides a wonderful retreat, thoughtfully arranged with several seating areas providing both sun and shade with a private orchard.

To the front, a generous gravel driveway provides parking for several vehicles alongside additional garden areas including vegetable patches, ideal for keen gardeners and those seeking a more sustainable lifestyle.

Combining charm, flexibility and beautifully established grounds, St Aubins presents a rare opportunity to acquire a truly special home in this sought-after Chichester location. St Aubins is offered in a price that allows you to have a substantial usable plot of land, a flexible floor space, near to the amazing Witterings Beach and across from Chichester Harbour which rarely comes on offer.

Birdham is a highly regarded coastal village located to the south of Chichester, offering an enviable blend of countryside charm and waterside living. Situated within easy reach of Chichester Harbour, an Area of Outstanding Natural Beauty, the village is particularly popular with sailing enthusiasts and those seeking a relaxed lifestyle close to the coast. Birdham benefits from a well-regarded primary school, village store, church and easy access to nearby marinas, beaches and scenic walking routes. The historic cathedral city of Chichester lies just a short drive away, providing an excellent range of shopping, dining and cultural amenities, whilst the nearby beaches of the Witterings and the South Downs National Park offer superb opportunities for outdoor pursuits.

Additional information :

Council Band : F

Tenure : Freehold

Broadband : Up To 31mbps

Mobile : Okay: EE, Three and Vodafone; Poor: 02

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

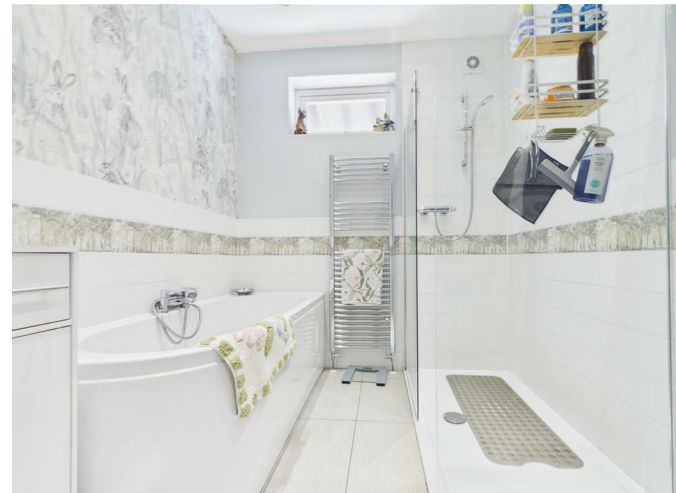
**Local Authority** – Chichester District Council

**Council Tax** – Band F


**Viewings** – By Appointment Only

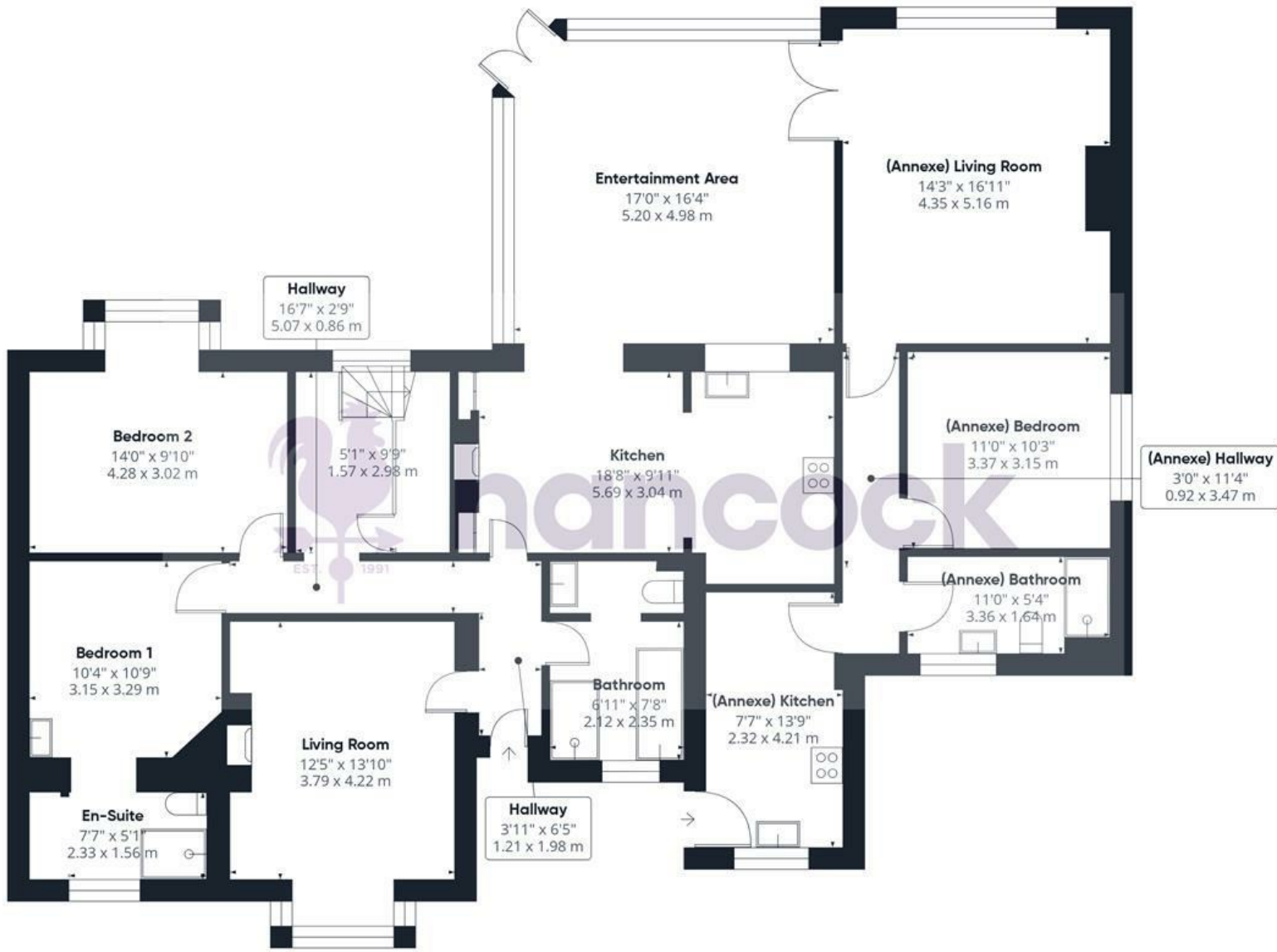
**Floor Area** – 1571.00 sq ft

**Tenure** – Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		50
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

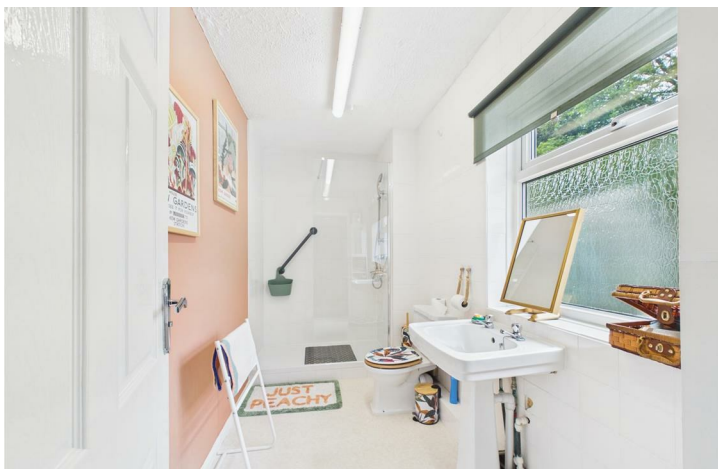


Floor 0



Floor 1







Zoopla

rightmove 

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