



Bell & Blake
SALES & LETTINGS

9 Pipers Mead, Birdham, Chichester, West Sussex PO20 7BJ

Asking Price £425,000

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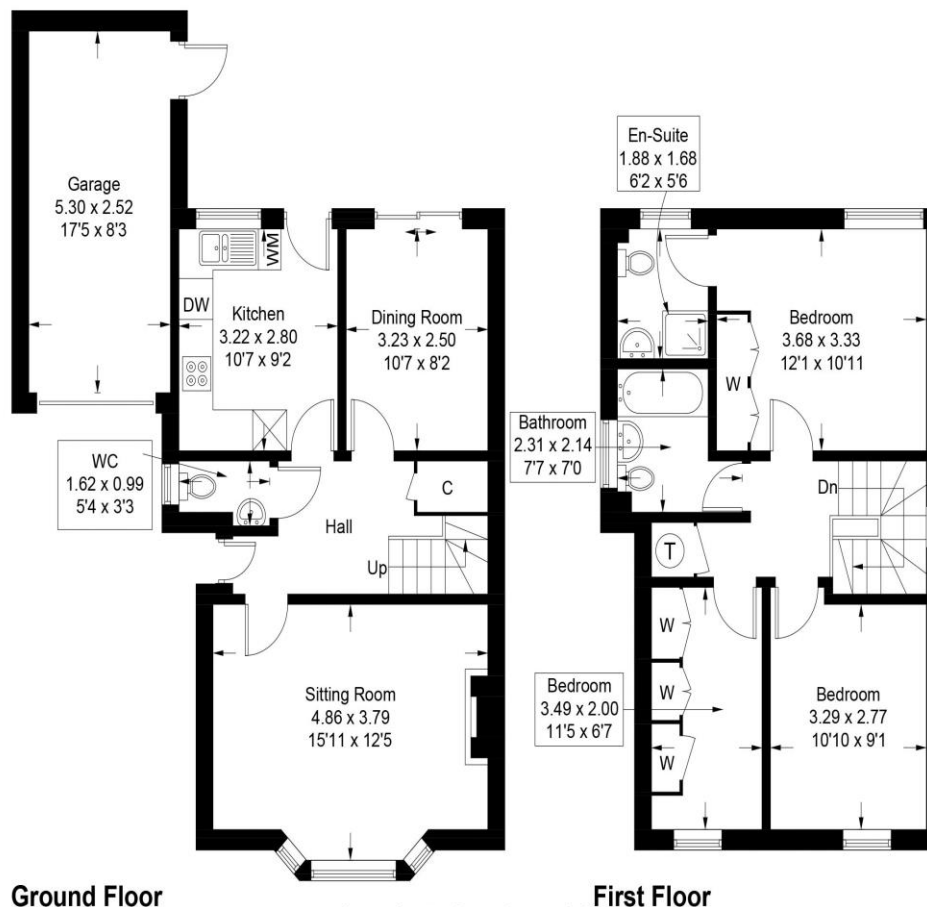
- › Detached House
- › Three good size bedrooms
- › Driveway parking for multiple cars
- › Private Rear Garden
- › Small and quiet development
- › Single garage
- › Two reception rooms
- › Downstairs W/C
- › No chain

Situated within the peaceful and exclusive Pipers Mead development, this attractive three-bedroom detached home is located in the sought-after village of Birdham, just a short distance from local shops and amenities. With spacious and well-proportioned accommodation spread over two floors, it's an ideal choice for family living. On the ground floor, the property offers a generous sitting room, a separate dining room, and a fully equipped kitchen—perfect for both everyday life and entertaining. A convenient downstairs W/C completes the layout. Upstairs, the principal bedroom benefits from its own en-suite, accompanied by two additional bedrooms and a family bathroom. Outside, the home features a private rear garden, a driveway with off-road parking, and a garage for extra storage or secure parking. Combining comfort, style, and an excellent location, this property is a must-see. Internal viewing is highly recommended!

Council Tax Band: D



Pipers mead



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 46.1 sq m / 496 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 104.7 sq m / 1126 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

Discover Birdham: An Area of Outstanding Natural Beauty Nestled on the shores of Chichester Harbour, just four miles south of Chichester and three miles east of the famous West Wittering beaches, Birdham is a coastal village brimming with charm and amenities. Birdham offers a variety of conveniences including a parish church, a primary school, a parish council, a cricket club, a scout troop, petrol station, local convenience shops and well-connected bus routes. The village is also home to delightful public houses and restaurants. Outdoor enthusiasts will love the abundance of public footpaths, leading walkers up to the picturesque Chichester Canal Basin. The nearby Chichester Yacht Basin and Birdham Pool provide stunning harbour views of the Manhood Peninsula. For cyclists, Birdham is a key point on the renowned Salterns Way cycle route, which stretches from Chichester to West Wittering. Birdham is a popular holiday destination and the perfect place to retire or build a family home, offering a serene coastal



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		