



Bell & Blake
SALES & LETTINGS

37 Birdham Road, Chichester, West Sussex, PO19 8TA

Asking Price £725,000

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- › Semi Detached
- › South facing garden backing onto fields
- › Detached studio/annex
- › Open plan L shaped living Space
- › Large driveway
- › Bi-folding doors
- › 3 Bathrooms
- › Immaculate from top to bottom

A BEAUTIFULLY PRESENTED four-bedroom semi-detached house located on a generous plot with views over fields to the rear, in the sought after village of Donnington, but still within striking distance of the city centre and approximately 1 mile from Chichester train station. The well-proportioned and flexible accommodation is arranged over three floors. To the ground floor a spacious entrance hall, with a bay fronted formal sitting room, WC/utility room and the real heart of the home, an L shaped Kitchen/sitting/dining space complete with log burner and bi-folding doors onto the garden. On the first floor there are three good size bedrooms with the master bedroom having an en-suite and the rear bedrooms offering views over fields, in addition is a family bathroom. Finally on the top floor a fourth double with its own en-suite shower room. The rear south facing garden backs onto open fields and is mainly lawned with a decking area. The detached studio/annex is purpose built and completely self-contained and has its own kitchen area and shower room. To the front is a substantial driveway providing parking for multiple cars. Viewing is strongly recommended to appreciate the size and finish of this wonderful family home.

Council Tax Band: E



Birdham Road



Approximate Gross Internal Area
 Ground Floor = 58.6 sq m / 631 sq ft
 First Floor = 56 sq m / 603 sq ft
 First Floor = 23.1 sq m / 249 sq ft
 Annex / Garage = 36.7 sq m / 395 sq ft
 Total = 174.4 sq m / 1878 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		