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Residential Sales & Lettings



**Tobias, Bell Lane, PO20 7HX**

# Tobias, Bell Lane West Sussex, PO20 7HX

Guide Price £399,950

Set in the desirable village of Birdham, this 1930's three bedroom detached house offers a rare opportunity for modernisation and potential extension, with existing planning permission in place to create a larger, contemporary family home. The approved plans allow for a two-storey rear extension, enhancing the upper floor with enlarged bedrooms and an en-suite bathroom, while creating a generous open-plan kitchen/sitting room, utility area, and separate family room on the ground floor.

The welcoming entrance hall provides access to the front facing sitting room and the rear dining room, allowing for a natural flow between the principal reception spaces. Adjacent to the dining room, the kitchen provides a practical space with ample space for modernisation to suit a contemporary family lifestyle. Beyond the kitchen, an inner lobby offers a larger cupboard and additional access to storage and utility facilities, whilst a cloakroom completes the ground-floor accommodation.

Upstairs, the property comprises three bedrooms, all with fitted storage, served by a family bathroom, which, like much of the home, would benefit from modernisation. The existing planning permission offers the potential to significantly expand and enhance both the sleeping and living spaces, creating a home suited to contemporary family life. Alternatively, a more modest refurbishment, without the need for extension, would also be entirely feasible for those seeking a smaller-scale project.

Externally, the property sits on a fully enclosed plot with a predominantly lawned rear garden, providing a private and secure space for children and pets. Off-road driveway parking is available for several vehicles.



Oil-fired central heating ensures the property is comfortably heated throughout, while the traditional character of the 1930`s construction provides a strong structural canvas on which to create a contemporary family home. This property represents an excellent opportunity for buyers seeking a project with scope to extend, modernise, and make their mark in a popular coastal village setting.

Tobias forms part of a wider development, with planning permission granted for a detached house adjacent and a detached bungalow to the rear.

### LOCATION

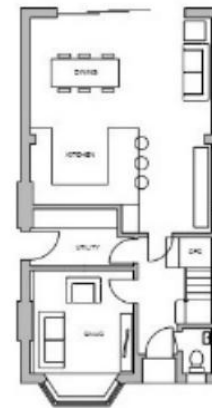
The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions, further local amenities include a `Nisa` local supermarket and a soon to be completed Waitrose mini store. Further facilities including a primary school, convenience store and petrol station are within walking distance. East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors` surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.

**Tenure** Freehold | **Council Tax** Band E | **EPC** E

Connected to mains water, electricity & drainage. Oil fired heating to radiators.



## PROPOSED FLOORPLAN



Ground Floor Plan



First Floor Plan



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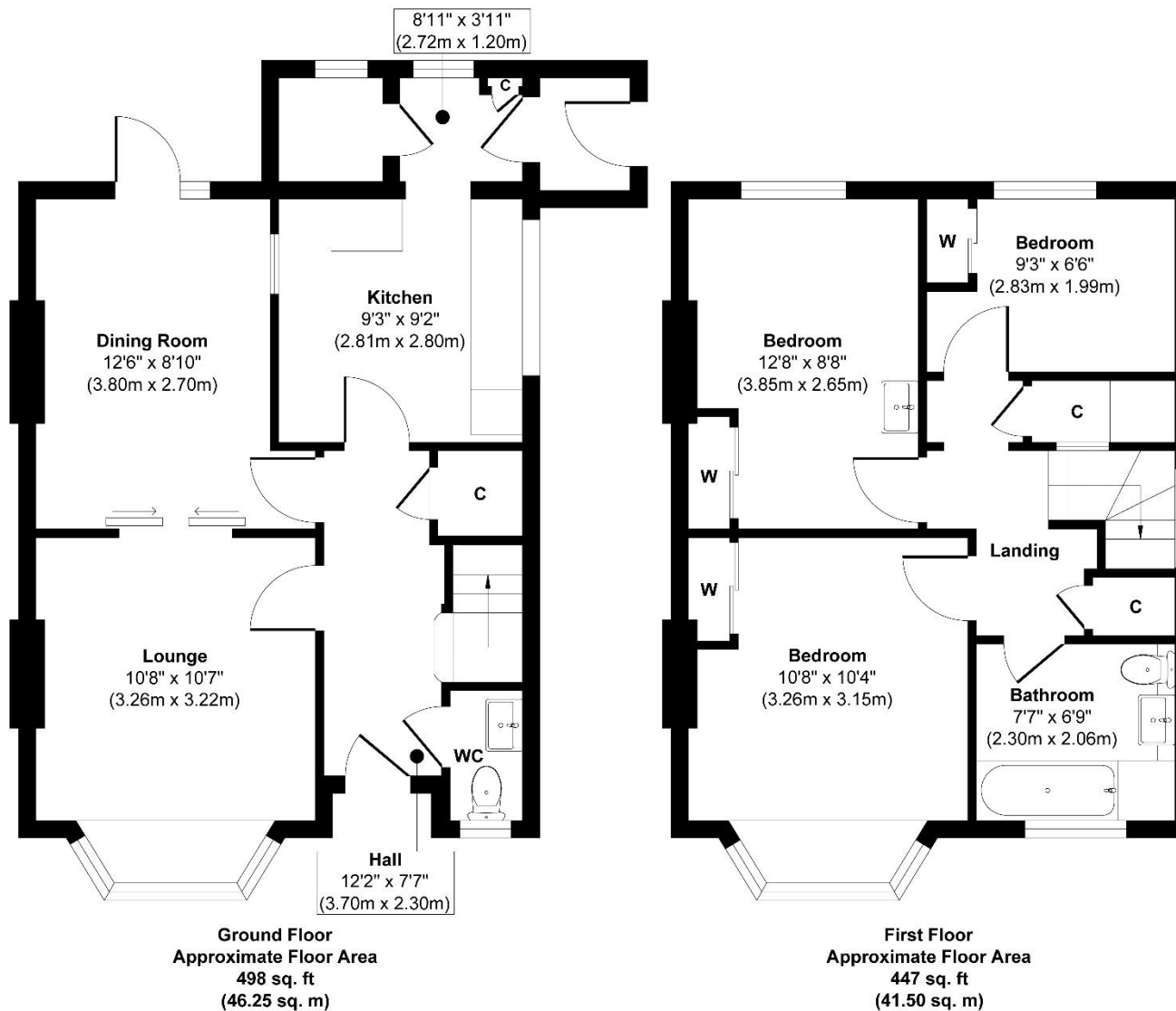
TOBIAS, BELL LANE

Plot 1 Proposed Floor Plans  
Scale 1:100@A3



REV:01

1692/DP100



**Approx. Gross Internal Floor Area 945 sq. ft / 87.75 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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