



Chessells Cottage, Birdham

A charming period cottage in a much sought after waterside village location



- ▶ Conversion of former school
- ▶ Recently refitted kitchen and bathroom
- ▶ Ideal holiday or main residence
- ▶ Spacious reception room
- ▶ South aspect secluded rear courtyard garden
- ▶ Two allocated parking spaces

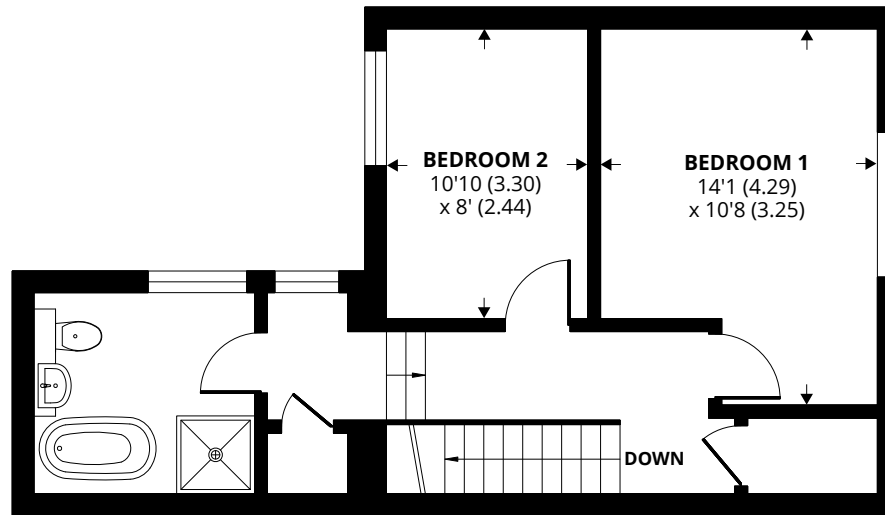
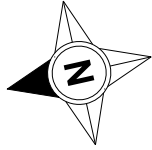
This individual and characterful terraced cottage forms part of a small development of properties. Formerly the local school, the house is named after a former headmaster, William Chessell, who was appointed in 1875. This delightful home has the benefit of a recently refitted kitchen and bathroom and is set in the heart of Birdham with easy access to two shops and a bus stop.

The ground floor has an entrance hall, with the kitchen at the front of the house. To the rear is a large reception room with space for sofas and a dining table, and with French doors leading to the conservatory. In addition, there is a cloakroom. The first floor has two double bedrooms and a family bathroom. There are exposed beams throughout the first floor.

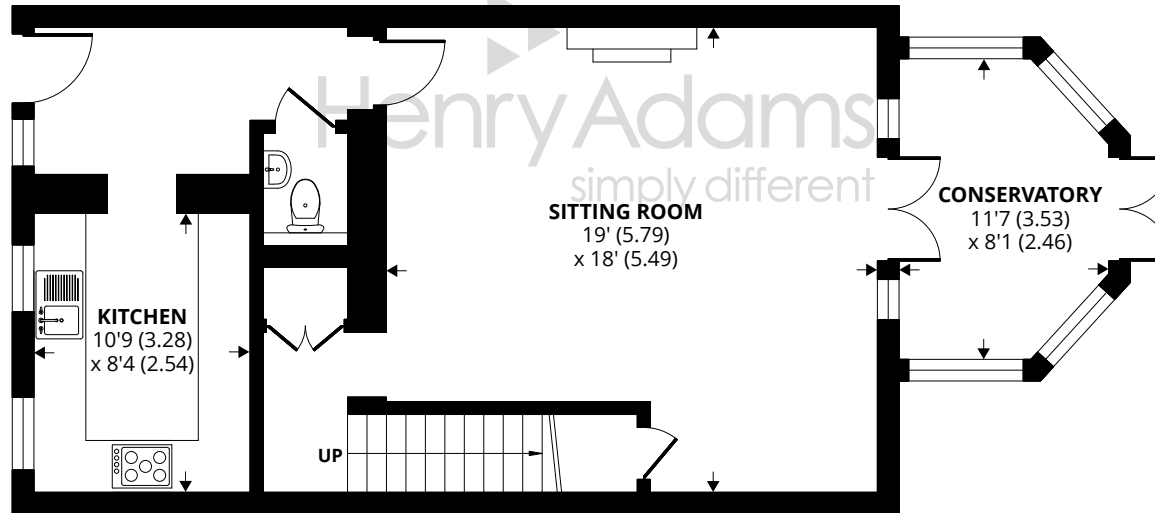
To the rear is a small south facing garden, offering a good degree of privacy. There is a patio, shed and flower beds. To the front is private residents' parking, with two allocated spaces for Chessells Cottage.

Chichester District Council - 23/24 Tax Band D £2,129.91





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the blue flag beaches at West Wittering.

Directions

Proceed south out of Chichester along the Birdham Road (A286) towards West Wittering. After entering Birdham take the fourth turning on the right, just before the petrol station, into Crooked Lane. The property is on the right.

<https://what3words.com/steady.pure.teaches>

27/10/23

