




107 Birdham Road, Chichester

A chalet style house with versatile accommodation

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- ▶ Lovely views
- ▶ Two useful attic rooms
- ▶ Modern shower room/WC
- ▶ Good size garden
- ▶ Solar panels
- ▶ One/two bedrooms
- ▶ Spacious kitchen/dining room
- ▶ Sitting room
- ▶ Detached garage
- ▶ Vacant possession

Benefiting from vacant possession, this detached chalet style property lies on a slightly elevated position, backing on to open farmland.

The property has been extended and altered and as a consequence offers spacious and versatile accommodation, particularly on the ground floor. The accommodation includes a spacious reception hall, sitting room, large kitchen/dining room with doors opening out to the garden. Off the kitchen is also a reception room which is currently used as a gym area, however this could be utilised as a second ground floor bedroom if required. A modern shower room/WC and a double bedroom can also be found on the ground floor. A staircase leads from the reception hall to two good sized attic rooms, both with Velux windows, affording rural views to the front and rear.

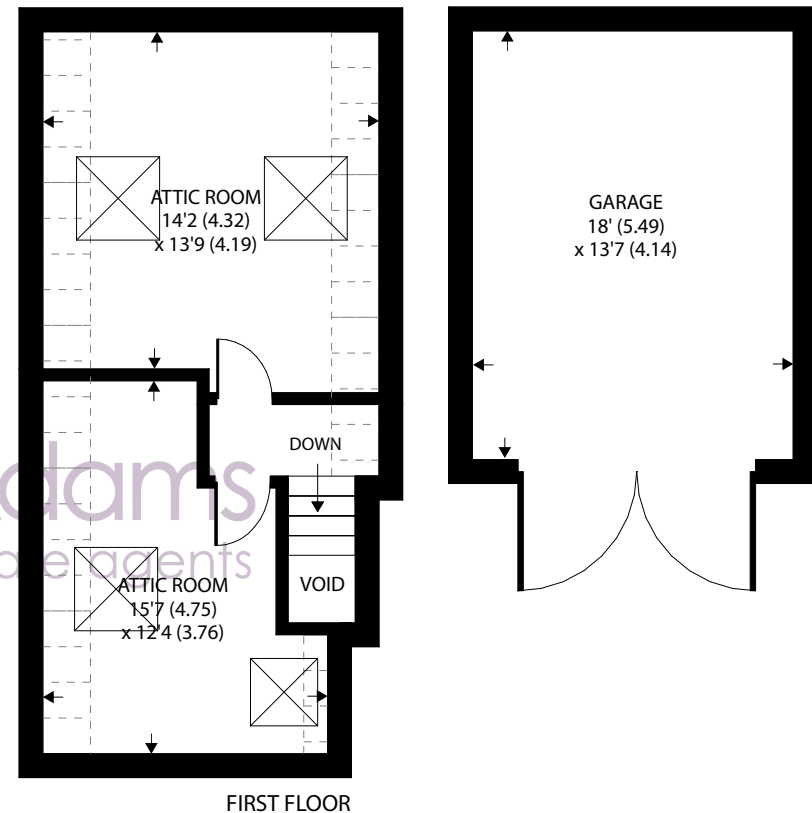
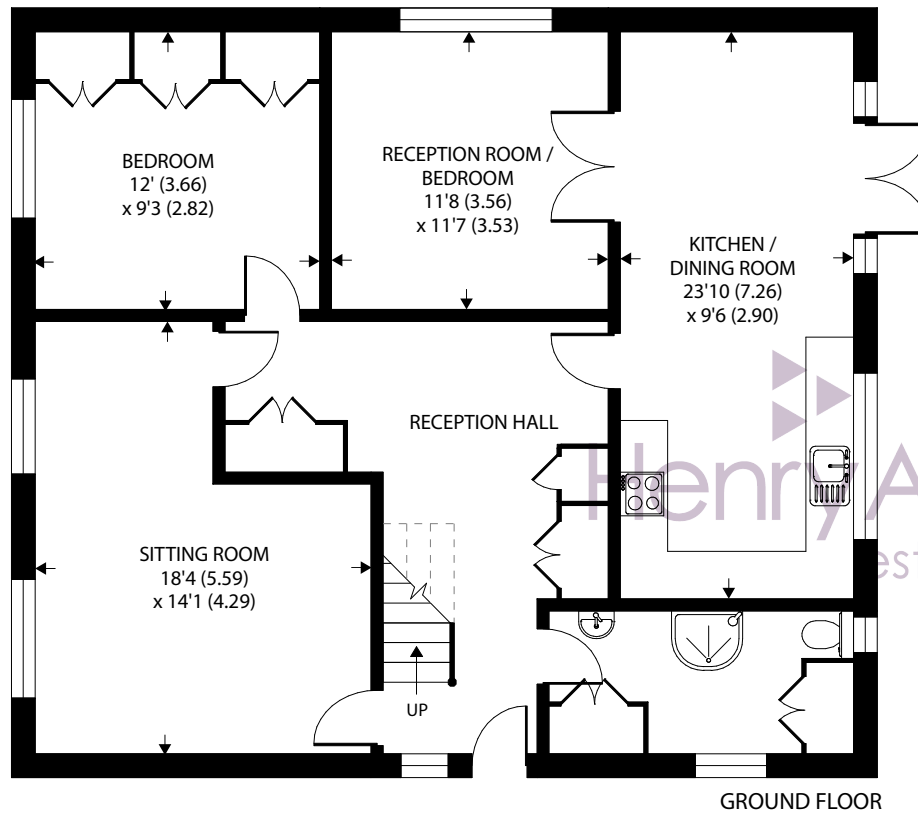
Outside, to the front/side of the property is a paved driveway providing off road parking for a number of vehicles and leads to a detached garage with inspection pit. The rear garden is a salient feature with a patio area adjoining the property which gives way to lawn and raised flower beds.

Chichester District Council - 24/25 Tax Band E £2,711.20





Denotes restricted head height



Approximate Area = 1339 sq ft / 124.3 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Garage = 243 sq ft / 22.5 sq m
Total = 1692 sq ft / 157.1 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

Within half a mile is a convenience store and some local shops. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed south over the A27 onto the A286 Stockbridge Road, signposted to Birdham and Wittering. Proceed over the mini roundabout and the property is on the left after approximately half a mile.

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