



47 Birdham Road, Chichester, PO19 8TB

Guide Price £695,000

47 Birdham Road, Chichester

A detached house backing on to open farmland.

- Extended detached house
- Spacious and versatile accommodation
- Four bedrooms
- Four reception rooms
- Good size garden
- Garage
- Driveway
- Viewing recommended

This extended detached home offers spacious and highly versatile accommodation, perfectly suited to modern family living.

The property features a sitting room, snug and a light-filled conservatory, providing flexible reception space for both relaxation and entertaining.

At the heart of the home is an impressive open-plan kitchen and dining room, ideal for everyday living and hosting guests.





Upstairs, there are four well-proportioned bedrooms, including a bedroom with en-suite shower room, complemented by a stylish family bathroom with separate shower cubicle.

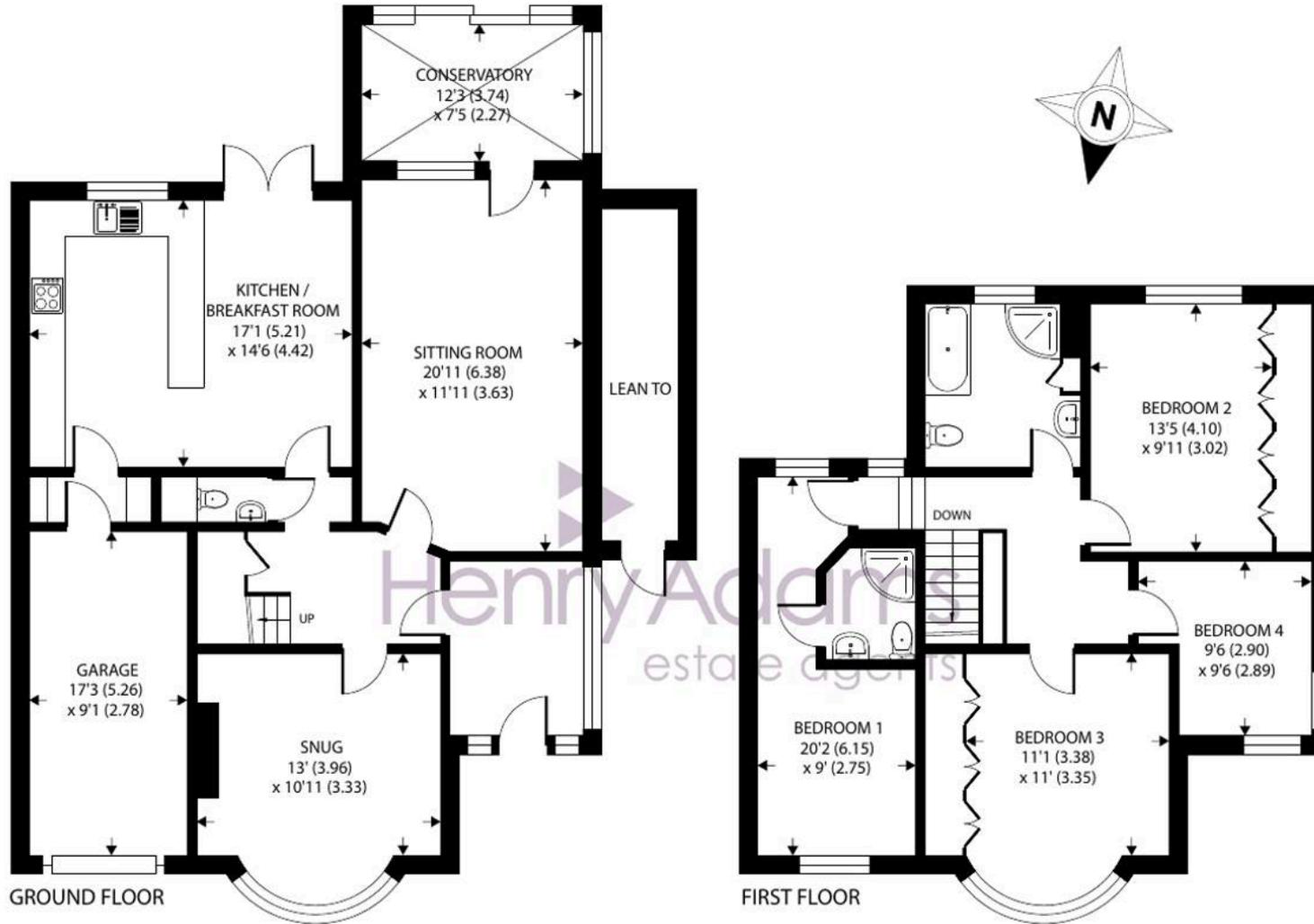
Outside, the property enjoys a generous, well-maintained rear garden, perfect for outdoor dining and family enjoyment, along with the added benefits of a garage and private driveway parking.

Early viewing is highly recommended to fully appreciate all this superb home has to offer.

Chichester District Council - 25/26 Tax Band F £3,305.41 EPC-D







Approximate Area = 1774 sq ft / 164.8 sq m (excludes lean to)

Garage = 152 sq ft / 14.1 sq m

Total = 1926 sq ft / 178.9 sq m

For identification only - Not to scale



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 0.16 of a mile, opposite the turn left to The Meadows. What3words - stuck.arch.lions

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

