



1 Cowdry Cottages Sidlesham Lane, Birdham - PO20 7QW

Guide Price £400,000 Freehold - CHAIN FREE



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1 Cowdry Cottages Sidlesham Lane

Birdham, Nr. Chichester

A 3/4-bedroom semi-detached cottage in a semi-rural setting, with open views across farmland to the rear offering well-proportioned accommodation, now in need of some modernisation and redecoration.

- ****CHAIN FREE****
- Semi-rural location overlooking farmland
- Scope to update or extend (subject to consent)
- Dual aspect sitting room extending to over 22 feet
- Separate dining room/bedroom 4
- Kitchen overlooking the rear garden
- Three first-floor bedrooms
- Principal bedroom with built-in storage
- Large rear garden backing onto open fields
- Ample off-street parking to the front, and side access







ACCOMMODATION:

The ground floor is arranged around a generous sitting room extending to over 22 feet in length, a bright dual-aspect reception space with glazed doors opening directly onto the rear terrace and garden, creating an immediate connection with the surrounding countryside beyond. A separate dining room provides an additional reception area or could be used as bedroom 4 while the kitchen is fitted with a range of units and ample worksurfaces, overlooking the rear garden and offering clear potential for refurbishment or extension.

Upstairs, there are three bedrooms including two comfortable doubles and a further single bedroom, all served by a family bathroom. The principal bedroom benefits from built-in storage, while the overall layout offers practical proportions throughout.



Outside, the rear garden is a particular feature, generous in scale and mainly laid to lawn with an open aspect across adjoining fields, giving the property a strong sense of space and countryside outlook. To the front, there is ample off-street parking and side access, completing a property with considerable potential in an appealing semi-rural setting.



LOCATION:

Birdham lies on the Salterns Way, a popular cycle and footpath that links Chichester with West Wittering via scenic routes through the surrounding countryside and coastline. The proximity to the Chichester Harbour Area of Outstanding Natural Beauty further enhances the village's appeal, offering opportunities for sailing, walking, birdwatching and enjoying the unspoilt coastal environment.

The house is located in the sought after sailing village of Birdham village, well known for its maritime connections and is home to two of the area's most prominent marinas: Birdham Pool and Chichester Marina. Birdham Pool, situated on the site of a former tide mill, is one of the oldest marinas in the UK, while neighbouring Chichester Marina is among the largest in the country, offering extensive facilities for boating enthusiasts. Just five miles to the north lies the cathedral city of Chichester, with its excellent shopping, dining and cultural amenities, including the renowned Festival Theatre, galleries and museums.

For commuters, Chichester's mainline station offers regular services to London Victoria in around 1 hour 40 minutes (via Gatwick Airport), while Havant station provides a faster connection to London Waterloo in approximately 1 hour 20 minutes.

INFORMATION: Services: Mains water and electricity, LPG Gas heating, private sewage treatment | Local Authority: Chichester District Council | Council Tax Band: Band C | Energy Rating: Band D | what3words: ///animator.twilight.bind

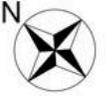




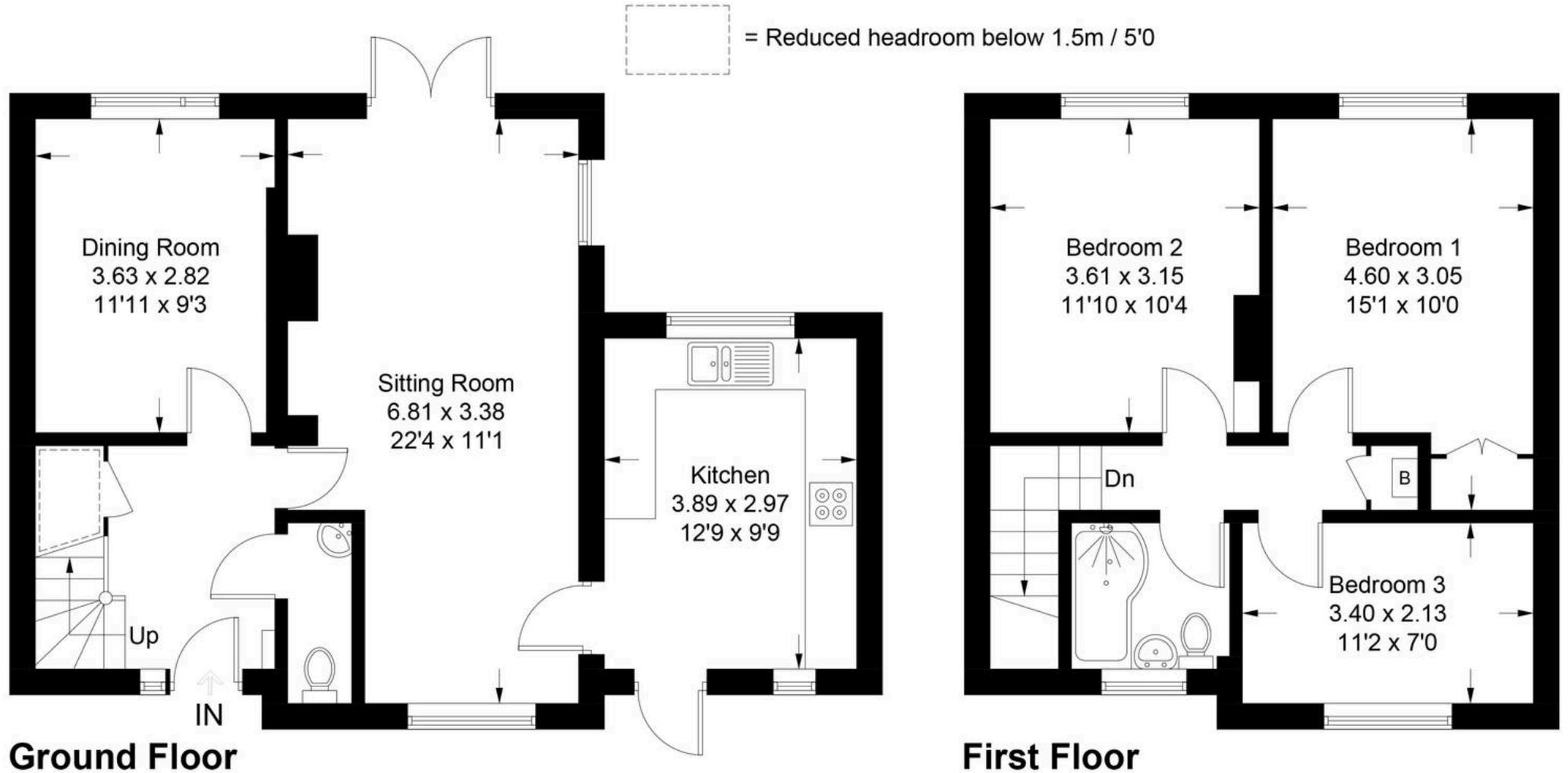
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Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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