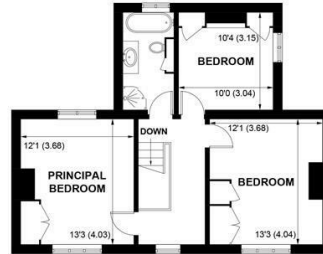




HAVENHURST, SIDLESHAM LANE, BIRDHAM, W SUSSEX, PO20 7QW





FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1573 SQ FT / 146.1 SQ M

OUTBUILDING = 244 SQ FT / 22.7 SQ M

TOTAL = 1817 SQ FT / 168.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©

Produced for Sims Williams

£625,000 Freehold

HAVENHURST, SIDLESHAM LANE,
BIRDHAM,
W SUSSEX, PO20 7QW

- Detached Cottage Of Character
- Semi - Rural Location
- Entrance Hall & Cloakroom
- Sitting Room & Separate Dining Room
- Superb Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms & Bathroom
- Cottage Style Gardens & Timber Outbuilding
- Off - Road Parking

EPC RATING

Current = D

Potential = A

COUNCIL TAX BAND

Band = F

The house has an impressive and attractive double fronted exterior. The entrance hall leads to the sitting room, which has a pretty fireplace housing a coal effect gas fire. This room leads to the conservatory, which overlooks the garden. The dining room also has a fireplace which is a real feature, along with a bay window and it leads through to the kitchen/breakfast room.

Adjacent to the rear door, there is also a cloakroom and on the first floor, there are three bedrooms, along with a stylish bathroom. This includes a shower and separate bath. There are fine views to be obtained from the first floor.

Outside there is a gravel driveway to the side and an area of lawn, with a hedge giving it good privacy. There is a particularly useful detached timber outbuilding/workshop in the front garden. There is access either side of the house and a paved courtyard to the right gives a good degree of privacy. The rear garden is laid mainly to lawn and is relatively easy to maintain. Whilst not large, the garden has various sitting areas and more than enough space to enjoy al fresco dining.

The cottage is located on the outskirts of the village, in a semi - rural spot. Birdham is a highly regarded and popular village lying just south of Chichester. It boasts a

well maintained yacht basin and MARINA, and has a wonderful blend of period and contemporary properties. There is also a village church and playing field, as well as a village school. This cottage is set in a lovely semi - rural location and there is easy access to both West Wittering, with its lovely sandy beach, and Chichester itself. The city has a mainline train station, as well as a selection of shops, restaurants and facilities, including the Festival Theatre and Pallant House Gallery.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Chichester, proceed south on the Witterings Road. Continue down the Birdham Straight and about half way down, turn left into Sidlesham Lane, towards Almodington and Sidlesham. After a few hundred yards, you will see a driveway to the house on the right (just before Alandale Road),



