



Rickyard Cottage, Birdham Road, Chichester, PO20 7BX

Guide Price £420,000

Rickyard Cottage, Chichester

An exquisite character cottage.

- Character cottage
- Two double bedrooms
- Well presented
- Potential to extend
- Attractive shutters
- Exposed floor boards
- Good size garden

A delightful character cottage combining period charm with exciting potential to extend (subject to the necessary consents).

The home offers a bright dual-aspect sitting room with an attractive wood-burning stove, creating a cosy yet airy living space, alongside a dual-aspect kitchen/dining room ideal for both everyday living and entertaining.

Upstairs are two well-proportioned double bedrooms served by a modern shower room/WC. Attractive shutters and exposed floorboards enhance the property's character throughout.





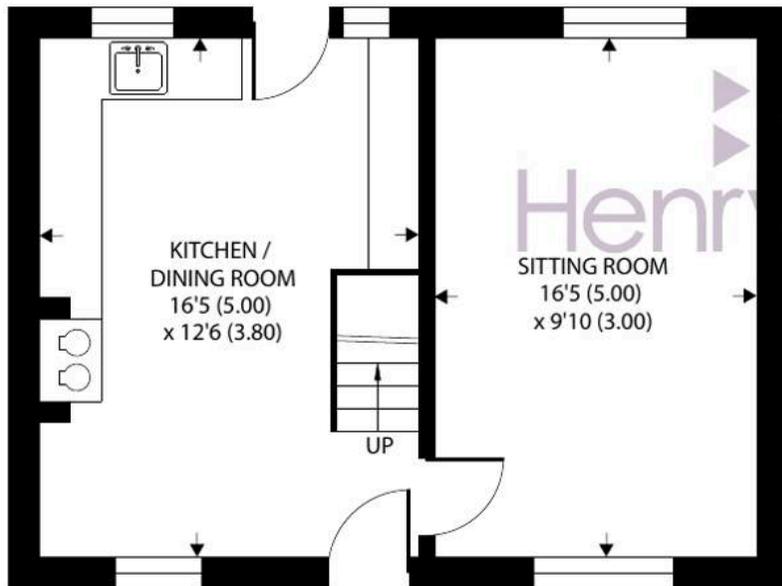
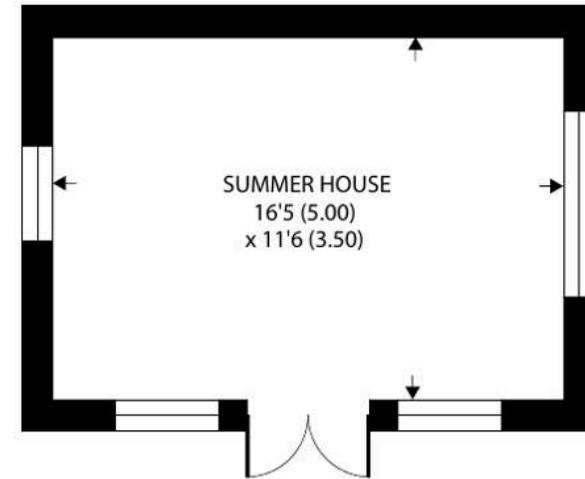
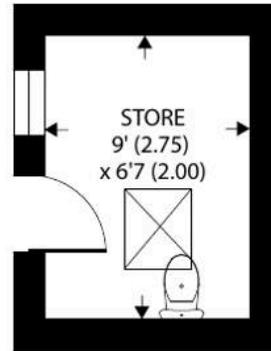
Outside, the generous garden provides a wonderful space to relax or entertain, complete with a timber summer house and a useful outhouse incorporating a cloakroom, adding flexibility for home working, hobbies, or additional storage.

To the front of the property is a driveway which provides off road parking for a number of vehicles.

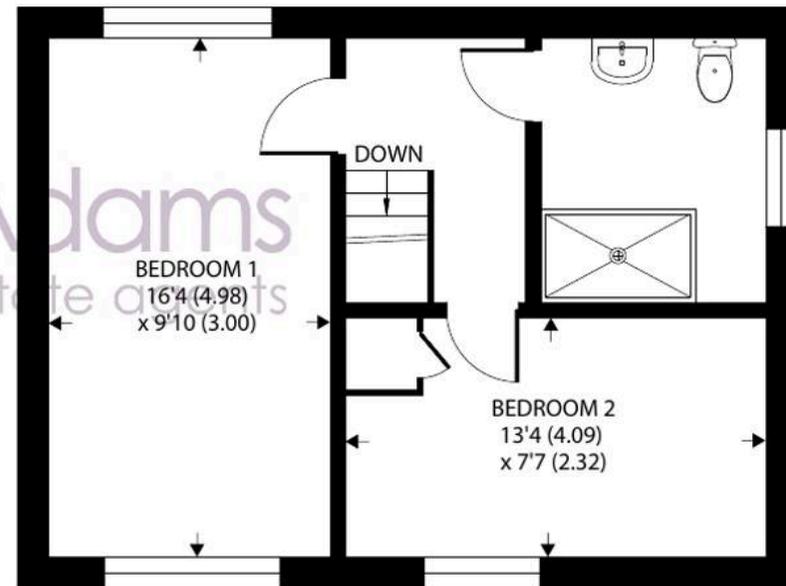
Chichester District Council - 25/26 Tax Band C £2,081.29 EPC-D







GROUND FLOOR



FIRST FLOOR

Approximate Area = 756 sq ft / 70.2 sq m
Outbuildings = 247 sq ft / 22.9 sq m
Total = 1003 sq ft / 75.6 sq m

For identification only - Not to scale



Directions - From Chichester proceed south on the A286 Birdham Road for approximately 1.73 of a mile. Pass the turning to Chichester Marina on your right and then Wophams Lane on your left and then Rickyard Cottages is approximately 0.2 of a mile on your left. What3words - frosted.starting.downs

Location - The property is situated between Birdham and Chichester near to the Chichester Marina and Birdham Pool Marina. The attractive coastal village of Birdham offers some local facilities including primary school, convenience store and petrol station. A full range of other facilities including a GP surgery/health centre, can be found at East Wittering, approximately 2 1/2 miles. Pre-schools are available in Birdham and East Wittering. There is a regular bus service to the Witterings and Chichester. Chichester offers an excellent range of 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.

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

