



Easton, Cherry Lane, Birdham, PO20 7AR

Guide Price £625,000

 Henry Adams
estate agents

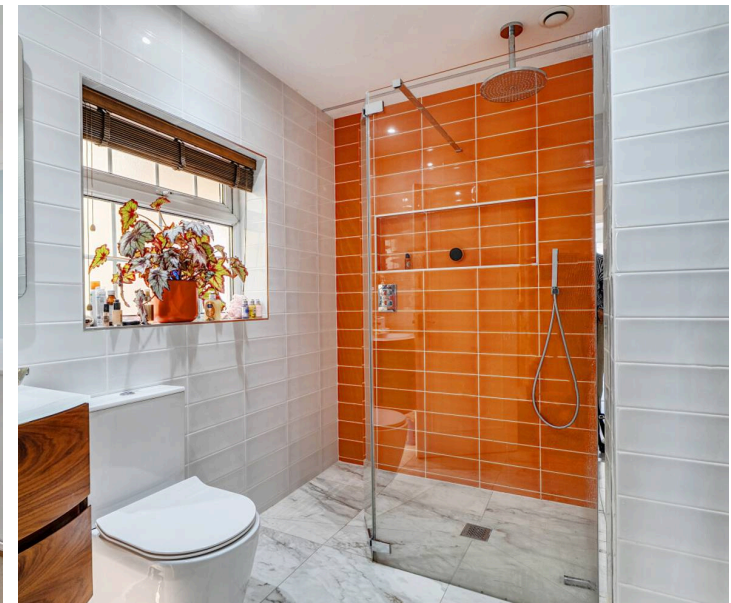
Easton, Birdham

A bright spacious chalet style bungalow in a much sought after waterside village setting.

- Light spacious and versatile accommodation
- Private cul-de-sac location
- Home office
- Extensively improved by present owners
- Well-appointed kitchen
- Three bedrooms
- Easy access to Birdham Pool and Chichester Marina
- Secluded garden
- Wide driveway providing off-road parking for several cars

Situated in a quiet private cul-de-sac within the highly sought-after waterside village of Birdham, this beautifully presented and deceptively spacious three-bedroom detached chalet bungalow offers bright, versatile accommodation arranged over two floors. Lovingly improved by the current owners, the property provides a welcoming and well-balanced living environment ideal for modern lifestyles.

The ground floor opens into an inviting entrance hall with cloakroom/WC, leading through to a generous double-aspect sitting room featuring a charming log burner and a large window overlooking the attractive front garden.





The impressive modern kitchen, measuring approximately 19'6 in length, is fitted with a comprehensive range of shaker-style cupboards and integrated appliances. A striking roof lantern fills the space with natural light and the kitchen flows seamlessly into a versatile UPVC double-glazed conservatory with views over the rear garden.

Two well-proportioned bedrooms with built-in storage and a stylish family shower room complete the ground floor. Upstairs, a spacious and light-filled office or hobbies area benefits from Velux windows and useful eaves storage, creating an ideal workspace or relaxation area. A further bedroom on this floor provides flexible accommodation for guests or family members.

Additional features include gas central heating, electric underfloor heating to the kitchen, conservatory and shower room, UPVC double glazing throughout and a water softener for added comfort.

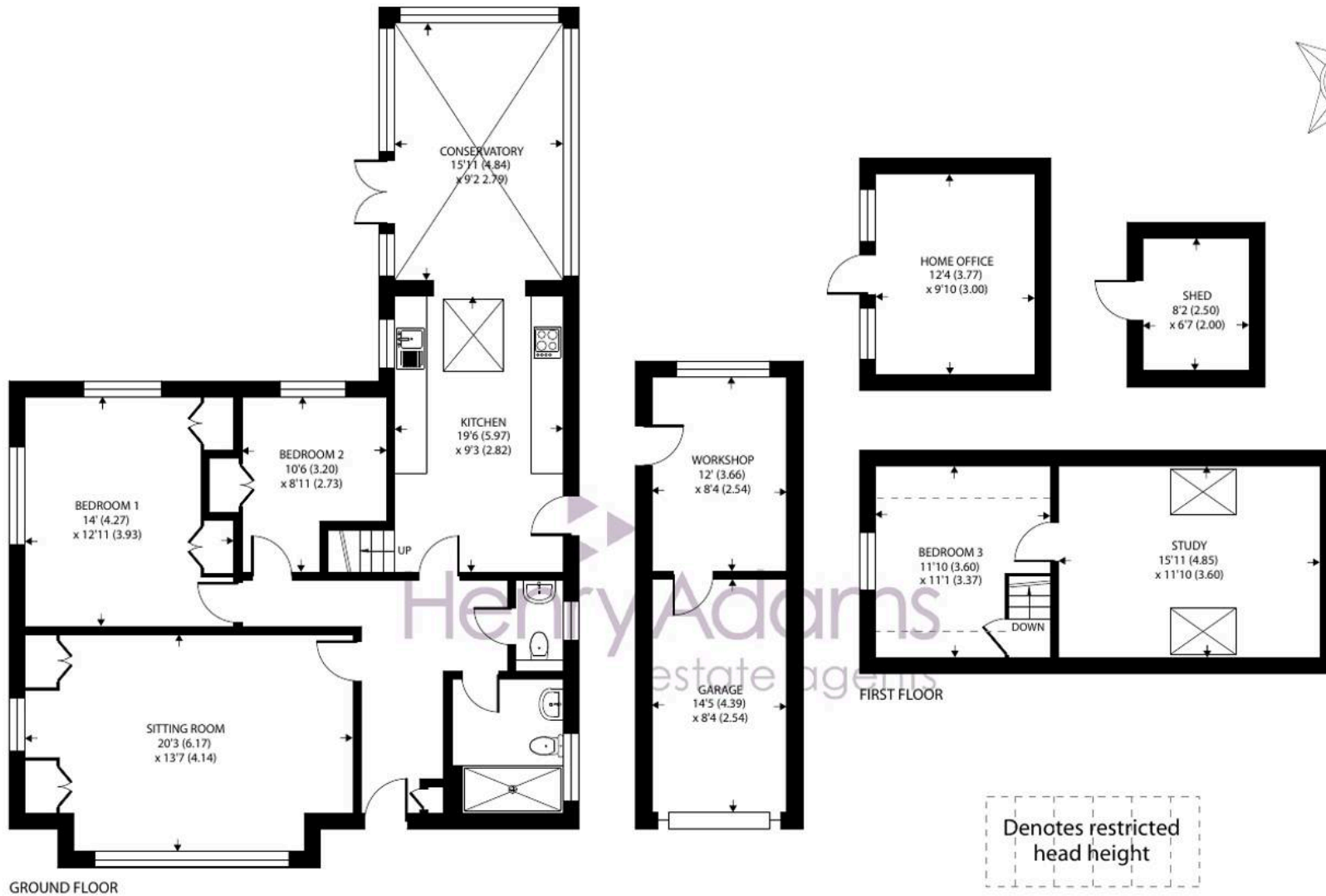
Outside, the property is approached via a wide gravel driveway providing ample parking for several vehicles and leading to an attached single garage. Behind the garage is a useful store or utility space measuring approximately 12ft by 8ft. Side access leads to the generously sized rear garden, which backs onto open fields and enjoys a high degree of privacy. Predominantly laid to lawn and enclosed by timber fencing, the garden also features a paved terrace ideal for outdoor dining, along with a timber shed and a home office.

Chichester District Council - 26/27 Tax Band E £3,005.38 EPC-D









Approximate Area = 1417 sq ft / 131.6 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage / Workshop = 224 sq ft / 20.8 sq m
Outbuildings = 176 sq ft / 16.3 sq m
Total = 1852 sq ft / 171.9 sq m

For identification only - Not to scale



Location - The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent 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.

Directions - From Chichester proceed south on the A286 towards Birdham. Proceed along the Birdham Straight turning right into Church Lane. Take the first turning on the left into Cherry Lane and Easton is towards the end on the right.

What3words -differ.relative.crass





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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.