



## Earnley Cottage Bell Lane, Birdham

Guide Price £450,000

## Earnley Cottage, Bell Lane

- Three Bedroom Semi-detached Cottage
- Generous Plot with Potential
- Triple-aspect Sitting Room
- Character Kitchen with Beams
- Built-in Wardrobes in Bedrooms
- Attractive Flint Exterior
- Private Garden with Mature Trees
- Sought-after Village Location
- Investment Opportunity for Airbnb
- No Forward Chain

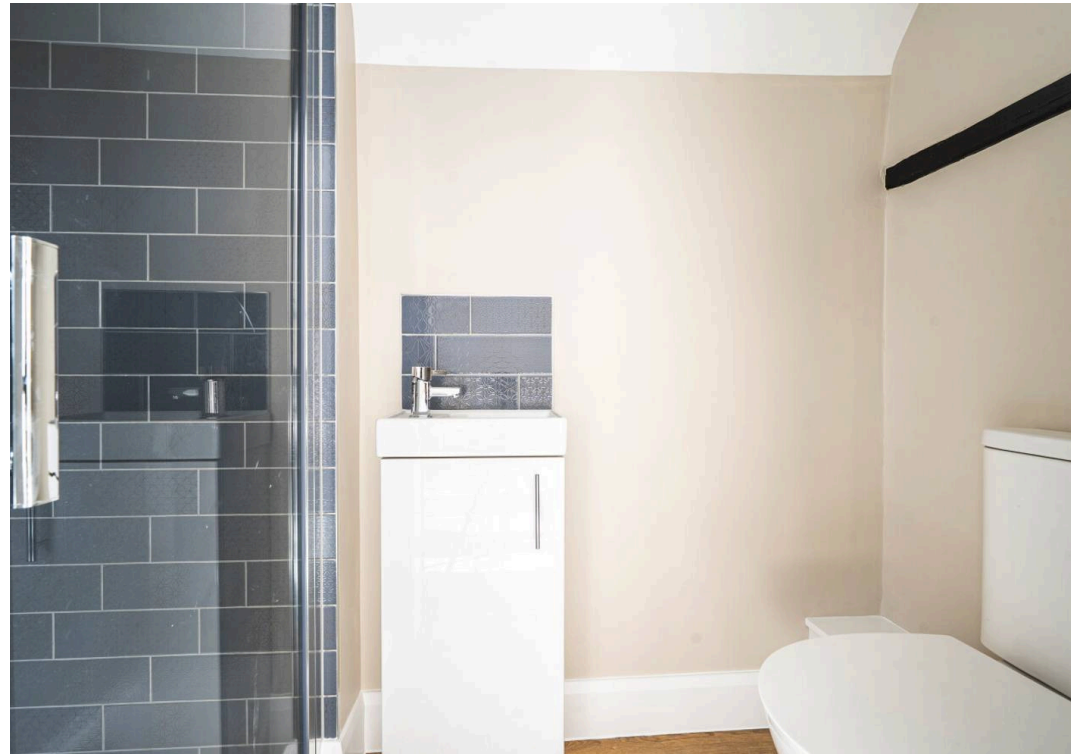
Positioned on a generous plot in the village of Earnley, this three bedroom semi-detached cottage is brimming with potential. With no forward chain, it offers an exciting opportunity for those looking to modernise a home to their own taste and style.

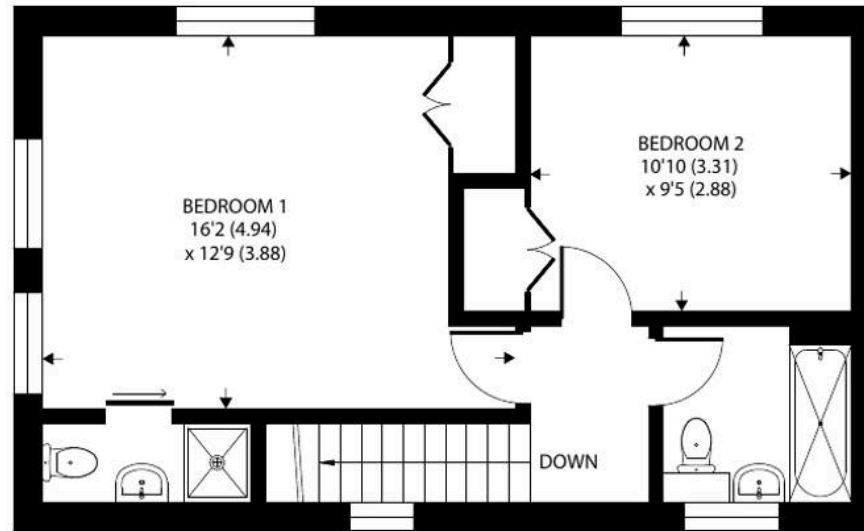
Set behind mature hedging, the cottage enjoys substantial frontage with scope to create a more defined driveway and landscaped approach. The attractive flint exterior adds to the property's charm, while inside, the layout provides a great foundation for improvement.

The ground floor includes a cosy sitting room with a feature log burner and triple-aspect windows, allowing natural light to flood the space. The kitchen/dining room is a good size and retains character details such as exposed beams, ideal for those who wish to blend traditional features with contemporary updates and a good size bedroom.

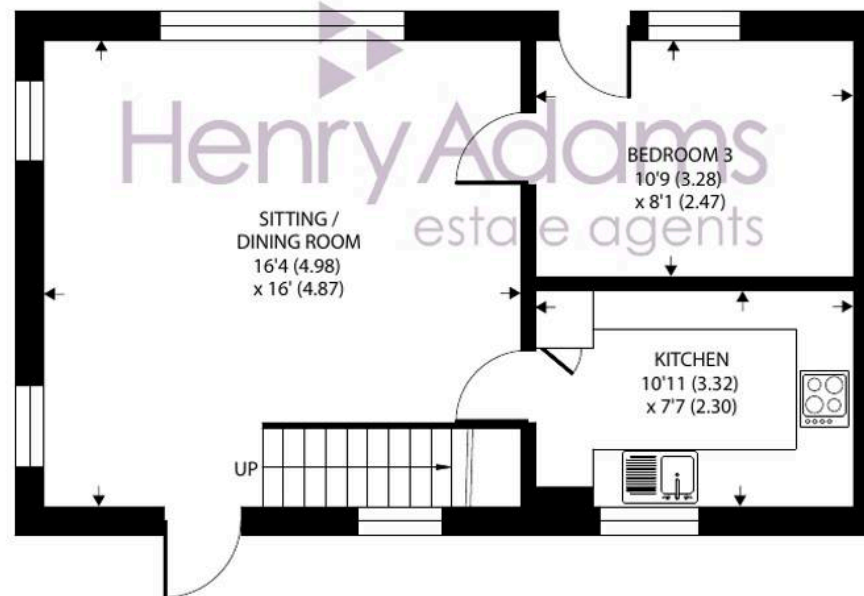








FIRST FLOOR



GROUND FLOOR

## Bell Lane, Birdham, Chichester

Approximate Area = 886 sq ft / 82.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1473343

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes. The principal bedroom enjoys a large picture window, a striking feature that adds to the sense of light and space. A family bathroom is also located on the first floor, well-positioned to serve both bedrooms.

What3Words ///overt.skews.adventure

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





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