



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

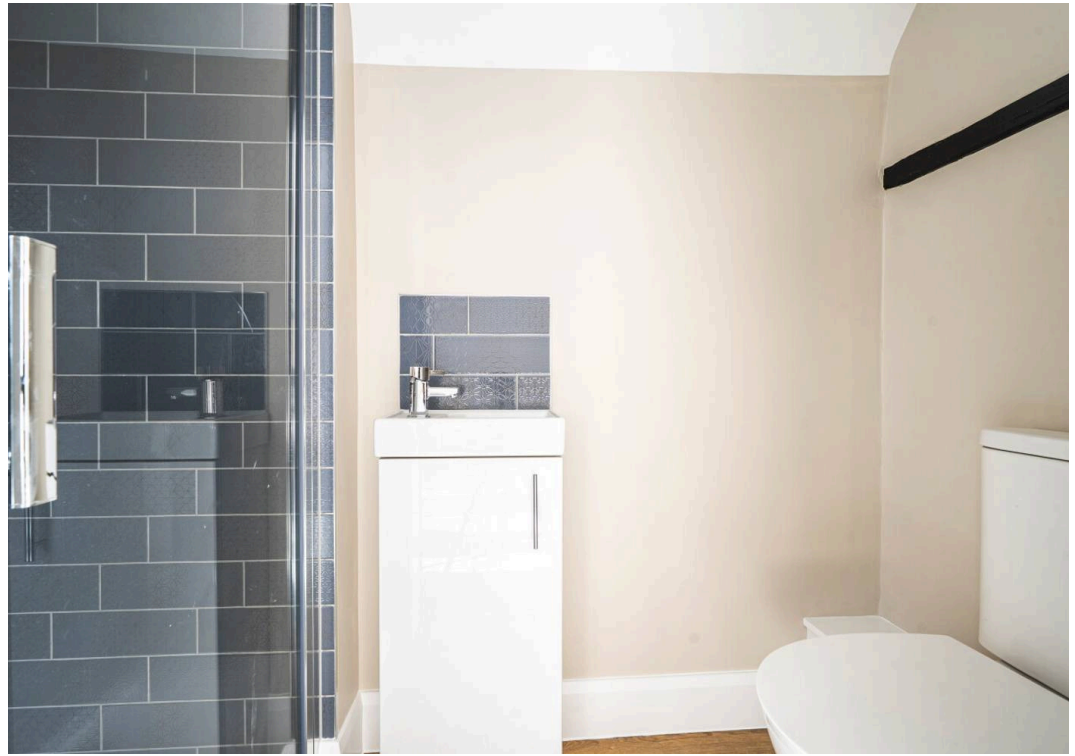
This charming three bedroom semi-detached cottage presents an exceptional opportunity to acquire a beautifully modernised home in a highly sought-after village location.

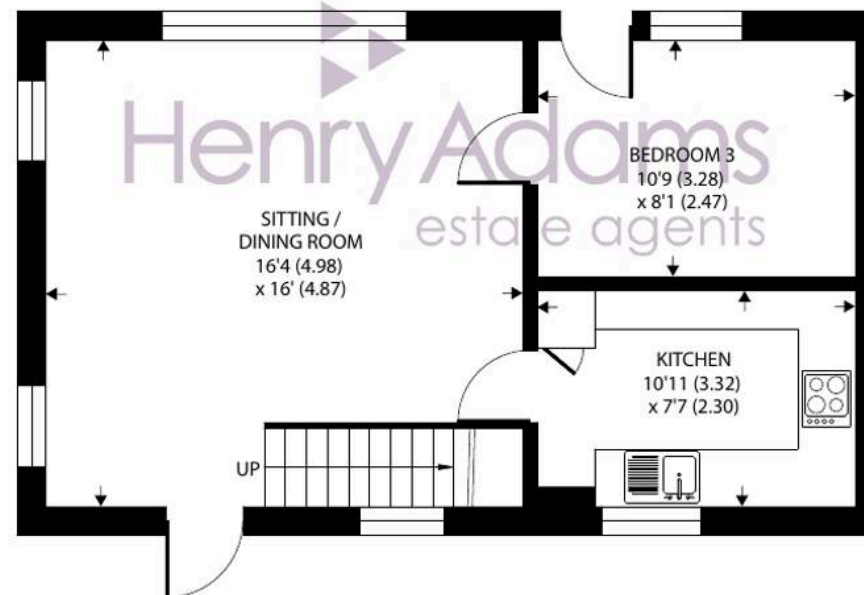
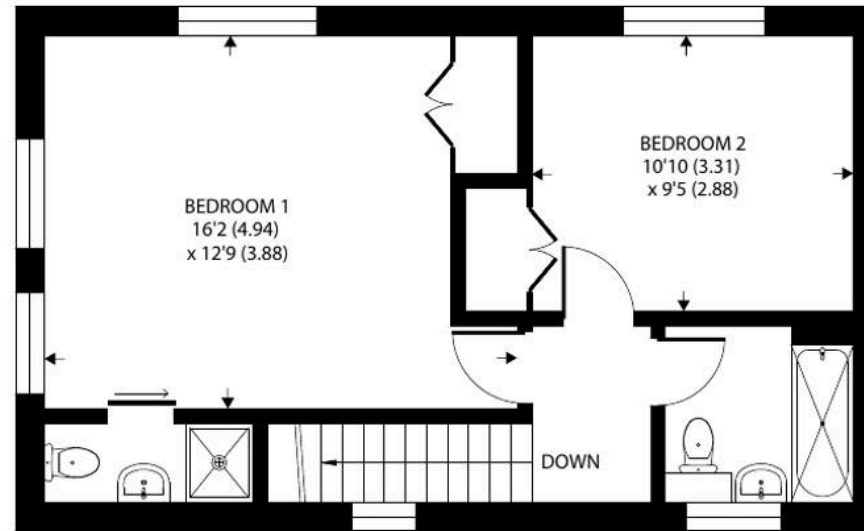
The property is set on a generous plot and features an attractive flint exterior that blends seamlessly with the characterful surroundings. Inside, the triple-aspect sitting room is filled with natural light and exposed wooden beams, offering a welcoming space for relaxation or entertaining. The character kitchen is enhanced by contemporary fittings, creating a perfect balance of style and practicality. Additionally, there is a snug that can be utilised as a separate dining area or additional bedroom.

Upstairs, the home benefits from two double bedrooms with the principal bedroom boasting an en-suite shower room. The other bedrooms are served by the modern family bathroom.









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). © nichecom 2026. Produced for Henry Adams. REF: 1473343

The property has been thoughtfully updated throughout, ensuring a comfortable and stylish living environment. With no forward chain, this home is ready for immediate occupation and also represents an excellent investment opportunity for those considering Airbnb or holiday letting.

The outside space is equally impressive, featuring a private garden bordered by mature trees that offer both privacy and a tranquil setting for outdoor enjoyment. The generous plot provides ample scope for further landscaping or potential extension (subject to the necessary permissions), making it ideal for families or keen gardeners. The garden is predominantly laid to lawn with established planting. A well-maintained driveway offers convenient off-road parking, while the cottage's position within the village ensures easy access to local amenities and countryside walks.

Whether you are seeking a peaceful retreat or a base for exploring the surrounding area, this property's outdoor space delivers both versatility and charm.

What3Words [///overt.skews.adventure](https://www.what3words.com/over-skews-adventure)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





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