

Main Road, Birdham, Chichester, PO20 7HS

Asking price £550,000

EPC Rating: Council Tax Band: D



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A detached three-bedroom home in Birdham with two bathrooms, separate sitting and dining rooms, a glazed lean-to conservatory, large driveway and garage. Well placed for Chichester, the harbour and West Sussex beaches, offering flexible accommodation for family life and working from home.

Situated in the village of Birdham, Sherwood is a detached three-bedroom home with separate reception rooms, two bathrooms, a large driveway and a garage. Bringing together flexible accommodation and a location well placed for enjoying the West Sussex coast, the property offers an appealing base for family life, entertaining and exploring the surrounding area.

The sitting room provides a comfortable setting for quieter moments, whether settling down with a book, enjoying an evening film or spending time with family. Separate from the kitchen and dining room, it allows the household to spread out and enjoy different activities throughout the day.

The dining room offers a dedicated space for everything from everyday meals to leisurely weekend lunches and gatherings with friends. Having distinct living and dining rooms gives the accommodation versatility, allowing buyers to arrange the spaces around their own furniture and routines.

The modern fitted kitchen benefits from underfloor heating, which continues into the utility room, adding

comfort to these practical everyday spaces. A downstairs WC is conveniently accessed from the utility room, while a glazed lean-to conservatory provides additional space alongside the main living accommodation.

Three bedrooms provide scope for family living, visiting guests or working from home. Whether all three are needed as bedrooms or one is used as a study or hobby room, the accommodation offers flexibility for different stages of life. Two bathrooms add convenience, particularly when sharing the home with family or accommodating overnight visitors.

Outside, the large driveway is a particularly useful feature, providing ample off-road parking and making it easier to accommodate visiting family and friends. The garage adds further versatility, offering space for a vehicle, storage, bicycles or equipment for enjoying the surrounding coast and countryside.

Birdham's connection with Chichester Harbour is a significant part of its appeal. Birdham Pool and Chichester Marina bring a distinctive maritime

character to the area, with opportunities to enjoy sailing, waterside walks and time outdoors.

For days beside the sea, West Wittering and Bracklesham Bay are within the surrounding coastal area, offering a change of pace throughout the seasons. The Salterns Way walking and cycling route connects Chichester with West Wittering, providing another way to explore the peninsula.

Chichester complements the village setting with access to city amenities, making Sherwood an appealing choice for buyers who want to combine everyday convenience with opportunities to enjoy the harbour and coast.

With its separate living spaces, three bedrooms, two bathrooms and the practical advantages of a large driveway and garage, Sherwood offers a versatile home in this well-connected West Sussex village.





Sherwood, Main Road, Birdham

AMENDED LAYOUT - ADDITIONS NOT MEASURED

Indicative layout - new rooms not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

The Old Boathouse Bosham Lane

Bosham

West Sussex

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	