St. Aubins Birdham Road, Chichester, PO20 7BX

hancock
Lettings & Estate Agents

OFFERS IN EXCESS OF £699,000

No Chain

Substantial Plot

Detached Bungalow

Four Bedrooms

Two Receptions Rooms

Kitchen Linked With Sun Room

Three Bathrooms

Off Road Parking For Several Vehicles

Vegetable Patch & Orchard

Multfunctional Self-Contained Annexe

Nestled within a desirable semi-rural setting on Birdham Road, St Aubins is a beautifully presented and exceptionally versatile four-bedroom detached bungalow, offering a wonderful combination of character, generous living space and flexibility. A particular highlight is the superb self-contained annexe, while the extensive, mature gardens and substantial plot provide a rare sense of space and privacy. With the beautiful Witterings coastline and Chichester Harbour close by, this is a home that offers both an enviable lifestyle and exceptional versatility.

The property welcomes you through a spacious entrance hallway, immediately giving a sense of the generous proportions found throughout. At the heart of the main home is a charming lounge, complete with a cosy log burner, creating a warm and inviting space in which to relax and unwind.

The impressive fitted kitchen is ideally suited to modern family life and entertaining, featuring a characterful wood burner and opening seamlessly into a substantial additional entertaining area. This wonderful space provides plenty of room for dining, socialising and enjoying time with family and friends, with direct access onto the rear garden making it particularly well suited to summer entertaining.

The principal bedroom is a generous and comfortable retreat, benefiting from its own ensuite bathroom, while the second bedroom enjoys fitted wardrobes and a lovely outlook over the rear garden. A further bedroom, currently utilised as an office, is accessed via a staircase and offers useful additional storage, together with Velux windows which allow plenty of natural light. The family bathroom is well appointed with both a bath and separate shower, providing flexibility for everyday living.

One of the property's most appealing features is the excellent self-contained annexe, offering a wealth of possibilities for those seeking additional accommodation. Whether required for multi-generational living, visiting family and friends, a home office or potential additional income, the annexe provides genuine flexibility.

The annexe can be accessed independently via its own private front door or from the main house via the sun room. Internally, it provides a spacious living room, fitted kitchen, bathroom and double bedroom, creating a comfortable and practical independent living space.

The extensive and beautifully established rear garden is undoubtedly another major attraction. Thoughtfully landscaped and mature, the garden offers a wonderful combination of privacy, space and tranquillity, with a number of seating areas positioned to make the most of both sunshine and shade throughout the day. A private orchard adds further charm, while the generous grounds provide ample opportunity for keen gardeners to enjoy and develop the space further.

To the front, a substantial gravel driveway provides parking for several vehicles, complemented by additional garden areas and established vegetable patches – perfect for those with green fingers or anyone looking to embrace a more sustainable lifestyle.

Combining character, space, versatility and beautifully established grounds, St Aubins represents a rare opportunity to acquire a truly special home in this highly sought-after part of Chichester. The substantial and usable plot, flexible accommodation and independent annexe are complemented by an enviable location, with the stunning Witterings beaches and Chichester Harbour both within easy reach.

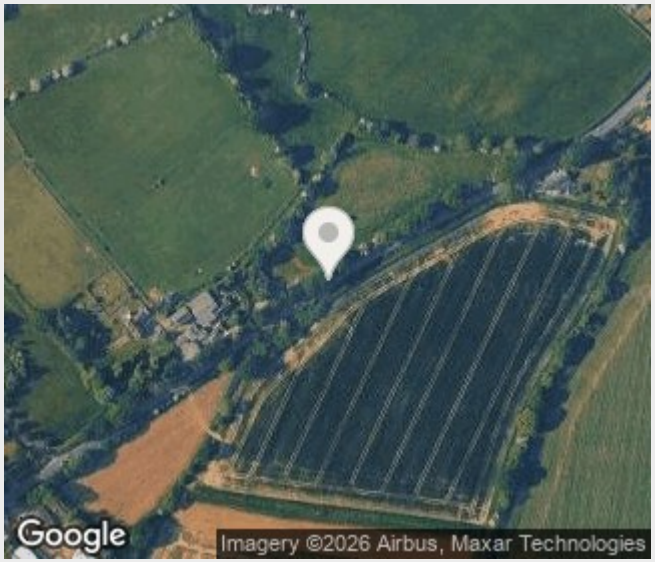
Properties offering this combination of generous land, flexible living accommodation and such a desirable coastal setting rarely come to the market, making St Aubins a particularly exciting proposition for families, multi-generational households or those simply looking for a home with room to grow, entertain and enjoy the very best of the surrounding area.

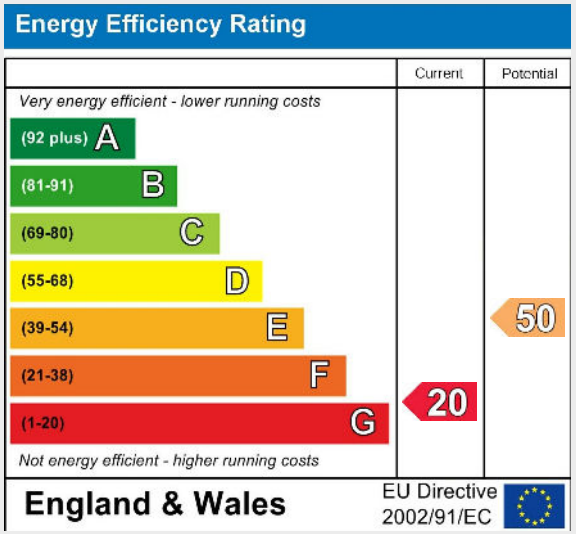
Birdham is a highly sought after village on the Manhood Peninsula, ideally positioned to enjoy the very best of the West Sussex coast and countryside. Set within the Chichester Harbour Area of Outstanding Natural Beauty, the area is renowned for its picturesque harbour, beautiful rural surroundings and excellent opportunities for walking, sailing and other watersports. The nearby Witterings and Bracklesham Bay provide stunning sandy and shingle beaches, while East Wittering offers a thriving village atmosphere with a selection of independent shops, cafés and restaurants. Despite its peaceful semi-rural setting, Birdham is also conveniently placed for Chichester city centre, providing a wealth of shopping, dining, cultural and leisure facilities. This enviable combination of coastal lifestyle, open countryside and accessibility makes Birdham a particularly desirable place to call home.

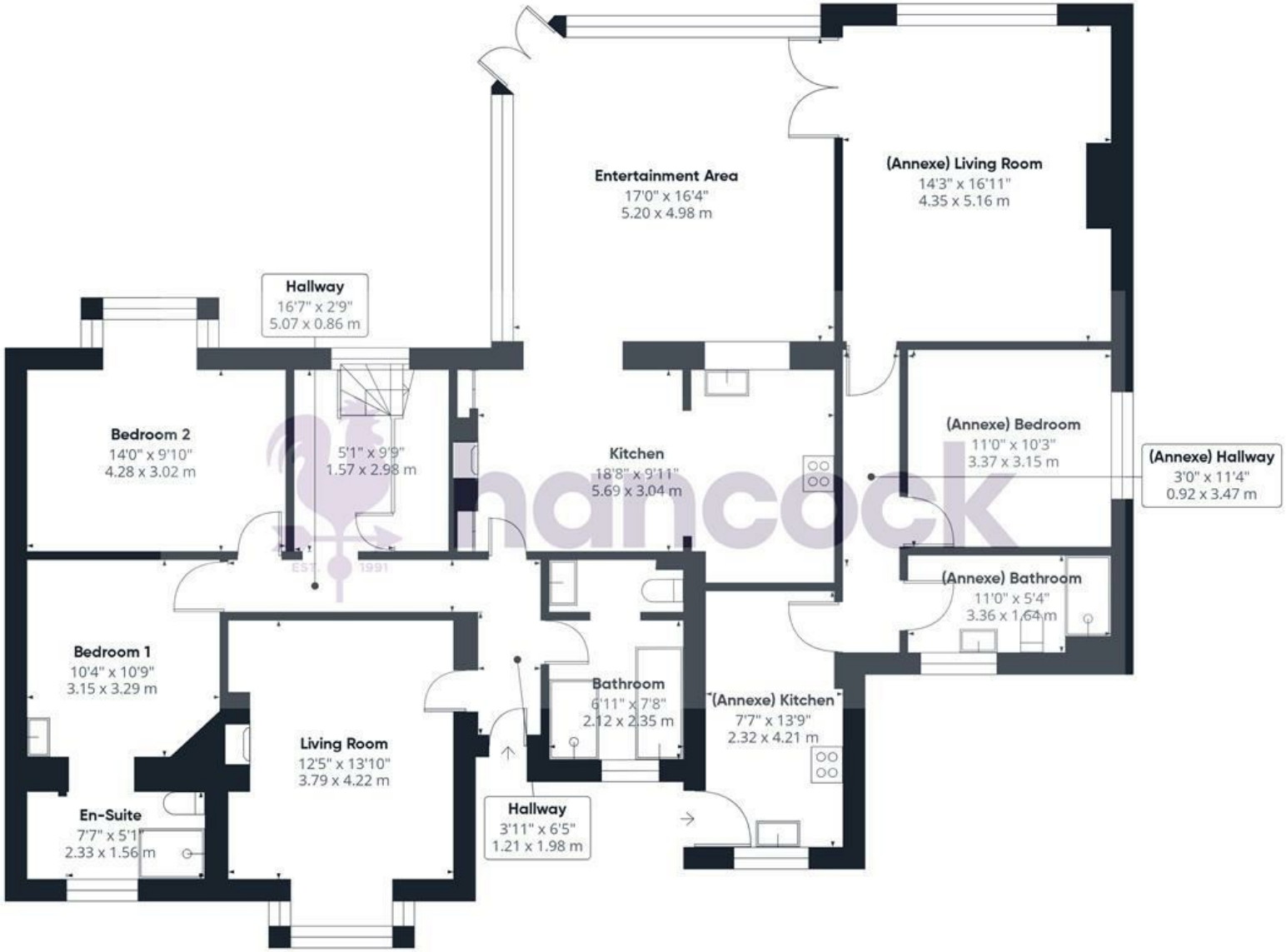
Additional information :
Council Band : F
Tenure : Freehold
Broadband : Up To 31mbps
Mobile : Okay: EE, Three and Vodafone; Poor: 02

ADDITIONAL INFORMATION

Local Authority – Chichester District Council
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1571.00 sq ft
Tenure – Freehold







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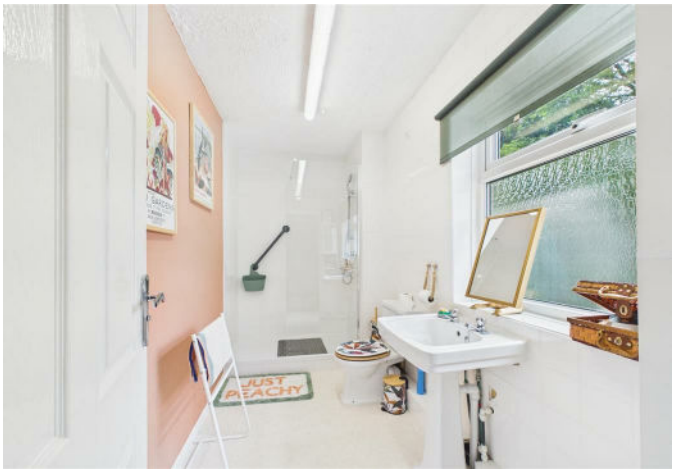
Floor 1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