



123 Birdham Road, Chichester PO20 7DY

£450,000 Freehold



2 Bedrooms



1 Bathroom



3 Reception Rooms



Sims Williams

Key Features

- No Onward Chain
- Detached Character Property
- Sitting & Dining Rooms
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Front & Rear Gardens
- Double Garage
- Off-Road Parking

EPC Rating

Current = C

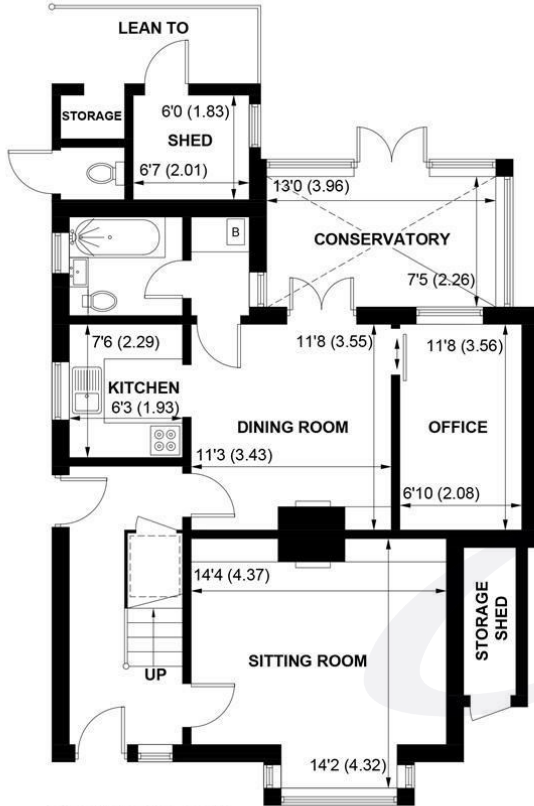
Potential = C

Council Tax Band

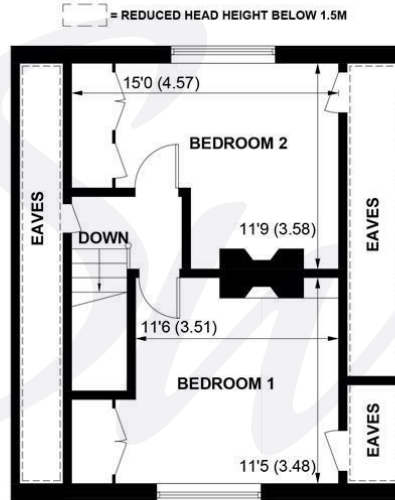
Band = D

Tenure - Freehold

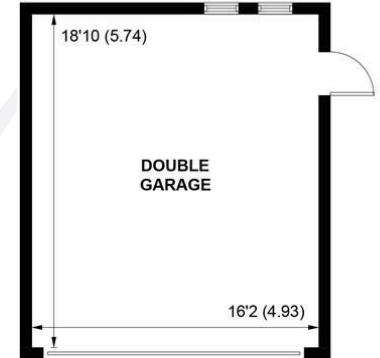




GROUND FLOOR



FIRST FLOOR



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

APPROXIMATE GROSS INTERNAL AREA = 1265 SQ FT / 117.5 SQ M
OUTBUILDINGS = 369 SQ FT / 34.3 SQ M
TOTAL = 1634 SQ FT / 151.8 SQ M
(INCLUDING DOUBLE GARAGE / EAVES / EXCLUDING LEAN TO)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams



simswilliams.co.uk

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.