



Guide Price £850,000
Seldens Bell Lane, Birdham, West Sussex PO20 7HY





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A Substantial, detached Bungalow offering over 3,000 sqft of accommodation across the main residence, garage and separate Annexe being sold with no forward chain.

Seldens is located on a garden plot of 0.76 acres with a private gated entrance onto the large driveway. The property is surrounded by front and rear lawned gardens and has a mix of tree, hedge and ditched boundaries. From the gardens you enjoy outlooks onto the neighbouring horse fields and uninterrupted sunlight.

Upon entrance to the Chalet-bungalow you are greeted by a wide entrance hall which leads into an impressive array of versatile accommodation featuring a U-Shaped Living/Dining room which is serviced by a double sided wood burner, two studies, a ground floor principal suite with dressing room/study and ensuite shower room, a downstairs guest bedroom with ensuite toilet, a large kitchen/breakfast room, a rear entrance utility/boot room with WC and two First floor bedrooms with ensuite bathrooms and eaves storage to form a linen cupboard. Additionally, there is further accommodation in the Self-contained Annexe which comprises a Kitchen/Living room, First floor bedroom and ensuite shower room.

Agents Notes- this property is being sold subject to probate which is currently under application and has oil fired central heating.

Entrance Hall: Coat cupboard, radiator.

Principal suite: Bedroom with fitted wardrobes, ensuite shower room, dressing room with fireplace.

Study: Outlooks onto rear garden

Kitchen/Breakfast room: Dining table, Kitchen with expansive array of kitchen units, Electric range cooker, integrated microwave.

Utility/Boot room: Rear entrance, Kitchen units, sink and draining board, space for washing machine and tumble dryer, WC.

U-Shaped Living/Dining Room: Both rooms serviced by a double facing wood burner, Space for a large dining table, French doors to rear garden. Stairs to first floor.

Study 2: adjoining WC.

Bedroom 4: Built in wardrobe, ensuite WC.

First Floor Landing: Velux style window.

Bedroom 2: Two Velux style windows, Ensuite Bathroom with heated towel rail and two Velux style windows.

Bedroom 3: Built in wardrobes, Ensuite bathroom with Velux style window and access to eaves storage.

ANNEXE: Open plan, Kitchen/Living room with a fully equipped kitchen with wall mounted, Oven and Grill and electric hob. Upstairs to bedroom and ensuite shower room.

Outside: Electric gate entry, expansive driveway with parking for multiple large vehicles, lawned front and rear gardens, summerhouse, Water feature, Single garage, garden store and Annexe.

Viewings: By appointment with the office- 01243 672217

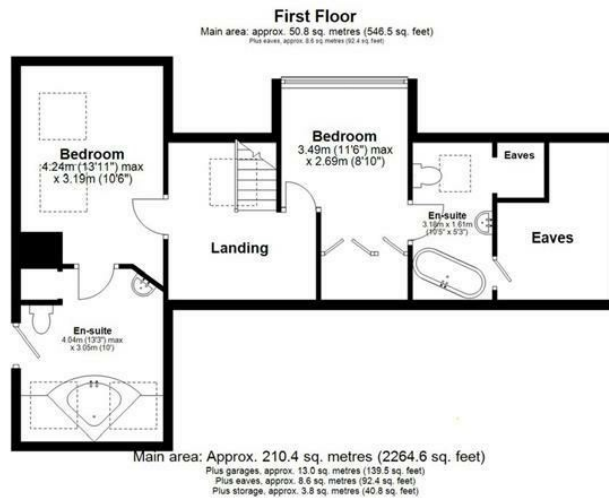
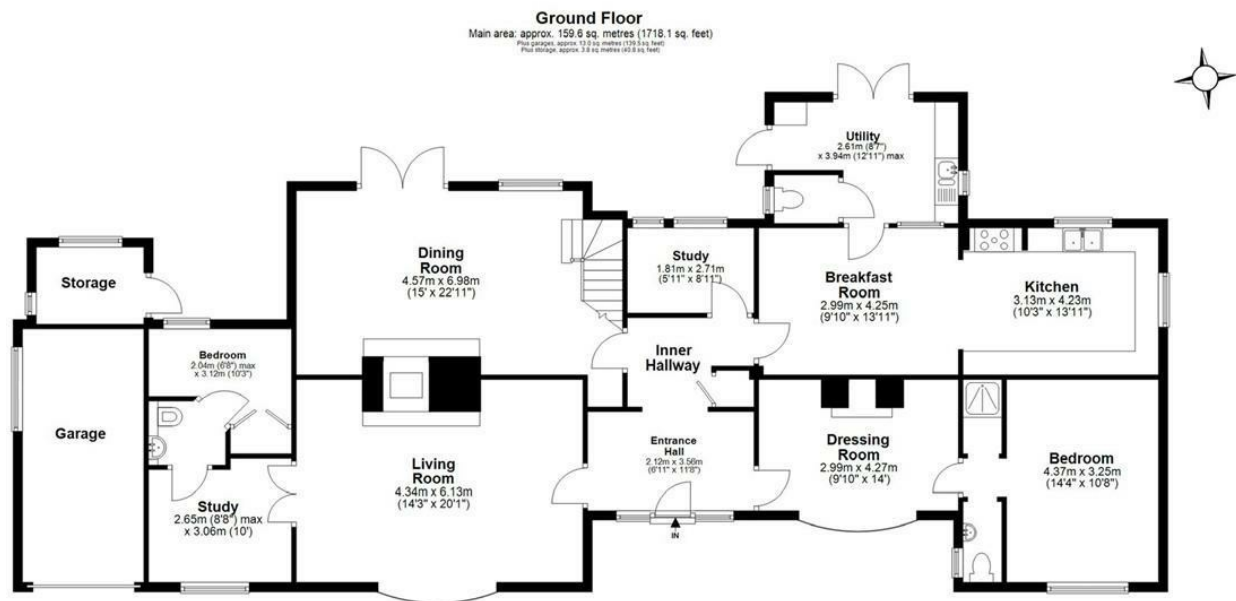












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