



GARDEN COTTAGE PINKS LANE

BIRDHAM, PO20 7HX

£2,500 PER MONTH

Nestled in a peaceful and secluded spot in the village of Birdham, this spacious four-bedroom detached house offers the ideal blend of rural tranquillity and convenient access to local amenities, Chichester, the beach and marina.

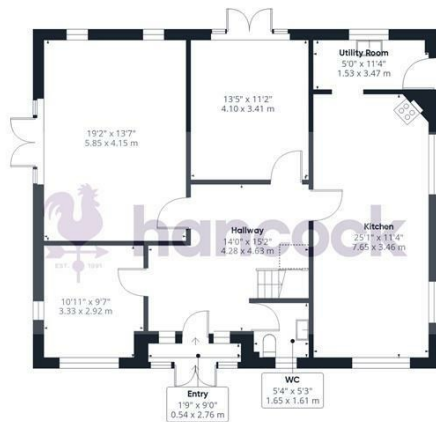
The property is set within a generous wrap-around garden and is approached via a long driveway with ample parking for several vehicles. In addition to a double garage, there is an attached workshop and a substantial barn, providing excellent space for storing a caravan, motorhome, classic car, or for general use.

The house itself is well-proportioned and thoughtfully laid out. On the ground floor, a generous entrance hall leads to two spacious reception rooms and a large kitchen and dining space. Bedroom four is located on the ground floor. There is also a separate utility room.

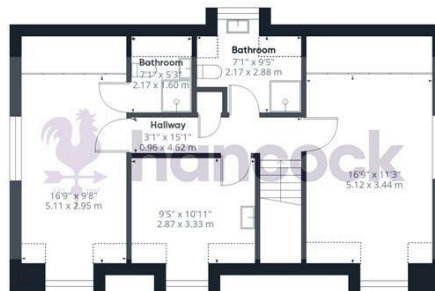
Upstairs, there are three well-sized bedrooms, all benefitting from natural light and views over the surrounding gardens and countryside, one with ensuite shower room and a separate family shower room.



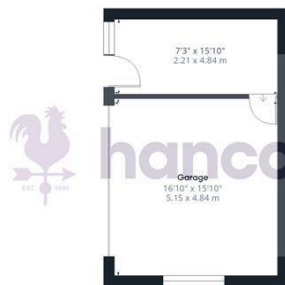
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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