

# Curlews

Curlews, Westlands Estate, Birdham, Chichester, West Sussex



## A detached four bedroom dormer property located in a desirable private harbourfront estate

A colonial-style part-weatherboarded family home located in a quiet no through road in the Chichester Harbour National Landscape, and with local village amenities close by.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**GARAGING**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,589 SQ FT**



**GUIDE PRICE  
£1,575,000**



### The property

Curlews is an architect designed house built in 2001 for the current owners. The property offers almost 2,600sq ft of light-filled, flexible accommodation arranged over two floors. It features a wealth of solid French oak flooring in the main reception rooms and elegant neutral decor throughout, and provides a cohesive and practical space for family life and entertaining.

The accommodation flows from a welcoming double height reception hall with a galleried landing. The ground floor comprises a modern family shower room, a generous study with fitted furniture and a double bedroom with built-in wardrobes and an en-suite bathroom. The ground floor accommodation is completed by an extensive kitchen/breakfast/dining room with sitting area and an adjoining inter-connecting sitting room. The kitchen/breakfast room has a range of wall and base units, a central island with breakfast bar, complementary work surfaces, modern integrated appliances, a walk-in pantry and a door to a fitted utility room with access to the side

aspect. The remaining space, configurable to the purchasers' own requirements, has space for dining and sitting areas and patio doors to the rear deck. Glazed double doors lead to the bright and airy sitting room with a feature fireplace with inset woodburner and two sets of patio doors to the rear decking on two aspects.

The galleried first floor landing gives access to the property's three remaining part-vaulted bedrooms and a family shower room, Velux glazing providing plenty of natural light. The principal bedroom has a walk-in wardrobe with eaves storage and an en suite bathroom with bath and separate shower. One of the remaining bedrooms has a door to a vaulted loft, suitable for numerous uses.











## Outside

Set behind low stone walling, the property has strong kerb appeal and is approached via a gravelled driveway with parking, giving access to the double garage and attached workshop/store. The gardens, mainly laid to lawn with well-stocked borders and mature trees, include a covered front veranda that extends into a wraparound decked area accessed from the main reception rooms. Part-covered by a timber pergola, this space is ideal for entertaining and al fresco dining. The generous rear garden also offers multiple seating areas, a timber store, a water feature and a large wraparound paved decked area with pergola, all overlooking the grounds and Chichester Harbour beyond, with direct access to the harbour pathway for walking, cycling and birdwatching.

## Location

The Westlands Estate is a private development on the shores of Chichester Harbour, just inland from the coast and within a protected Area of Outstanding Natural Beauty. It is ideal for sailing enthusiasts, with moorings and the provision for boats to be launched

from the Westlands slipway, a stone's throw from the property. Moorings are also available nearby in Chichester Marina and Birdham Pool. The Harbour Conservancy provide a secure store cabin for engines and equipment together with chained boat storage outside at Westlands. There is immediate access onto the harbour path which encircles the harbour and onwards east and west providing a wonderful location for keen walkers. The village of Birdham has a variety of day-to-day amenities, including a village church, primary school, an excellent village store and traditional cricket green. The Cathedral City of Chichester offers a range of shops, bars and restaurants as well as the renowned Festival Theatre and Pallant House Gallery. Wider sporting facilities include golf courses, beaches including West Wittering and East Head and Goodwood's country club, golf course and horse and motor racing circuits. Transportation links are excellent: the A27 gives access to the M27, A3(M)/M3 and motorway network, and Chichester mainline station (4.4 miles) offers regular services to Portsmouth, Brighton and central London.



## Distances

- Birdham 0.5 miles
- Itchenor Sailing Club 3.2 miles
- West Wittering Beach 3.6 miles
- Chichester 4.7 miles

## Nearby Stations

- Chichester

## Key Locations

- Chichester Marina
- Chichester Festival Theatre & Cathedral
- The Goodwood Estate
- South Downs National Park

## Nearby Schools

- Bishop Luffa School
- The Prebendal School
- Westbourne House
- Oakwood





The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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### Floorplans

Main House internal area 2,589 sq ft (240 sq m)  
 Garage internal area 332 sq ft (31 sq m)  
 Outbuildings internal area 176 sq ft (16 sq m)  
 Total internal area 3,097 sq ft (288 sq m)  
 For identification purposes only.

### Directions

Leave Chichester from the Stockbridge roundabout on the A27, and take the second exit signposted to the Witterings. Travel south for about 4 miles, and turn right off the Birdham Straight, into Church Lane. Follow the road past the church and take a right turn into Westlands Lane.

PO20 7HJ

what3words: ///marathons.inkjet.shopping - brings you to the driveway

### General

**Local Authority:** Chichester District Council

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Chichester

14 West Pallant, Chichester, PO19 1TB

**01243 523723**

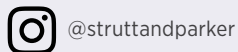
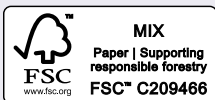
sales@todanstee.com  
 todanstee.com

## Chichester

31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com  
 struttandparker.com



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