

# Creek End

Birdham





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A truly exceptional and unique colonial  
style property with over 250 metres of water  
frontage and 17.33 acres

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Creek End, Westlands Lane, Birdham, Chichester, PO20 7HH

Birdham 0.9 mile, Chichester Harbour 1.9 miles, Chichester Marina 2.7 miles,  
West Wittering 4.1 miles, A27 (Chichester Bypass) 4.1 miles, East Head 5.2 miles,  
Chichester 5.3 miles, Goodwood Motor Circuit and Aerodrome 7.2 miles, Portsmouth 19.7 miles,  
Southampton Airport 35.4 miles, London Gatwick Airport 51.9 miles, Central London 84.0 miles

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*Features:*

Entrance hall | Family room/dining area | Kitchen/breakfast  
room | Formal sitting room | Principal Bedroom suite  
Two further double bedrooms (one en suite) | Guest family  
room/bedroom | Shower room | Study | Guest cloakroom  
Summer/Guest kitchen | Utility room | Store

Double garage

Garden & grounds

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About 17.33 acres in all









### *The property*

Creek End is a handsome part-weatherboarded colonial-styled family home offering almost 3,800 sq. ft. of flexible accommodation arranged over two light-filled floors. The property has fabulous interior design throughout and benefits from beautiful wood flooring that extends across much of both floors, providing practicality and cohesion to the living environment. Designed to provide an exceptionally impressive family and entertaining space maximising the fantastic water views.

The main entrance is uniquely raised to optimise the stunning views. On entrance, the property opens into a generous light filled spacious hall. The open plan sitting room and a family/dining room flows into the kitchen/breakfast room, with a large central island/breakfast bar and modern integrated appliances, both rooms are incredibly bright and airy with exceptional views across the 17.33 acres towards the water. The principal bedroom has French doors to a private balcony and a modern en suite bathroom, all with exceptional water views. A lift to the ground floor is also located on this floor. Towards the front of the property, you will find the formal sitting room featuring a contemporary fireplace, a panelled study and a generous cloakroom. Both receptions rooms on the first floor have access to a spacious wraparound decked balcony to enjoy the fabulous views and sunsets. The balcony has a spiral staircase going down to the terrace, which is ideal for entertaining and al fresco dining.

The ground floor accommodation flows from an exceptionally wide hall, which currently has been used as an additional study space with ample storage. There are two double bedrooms, one with an en suite bathroom and door to the rear of the property and the other with French doors to the garden. There is also a further double bedroom with French doors to the garden, which is currently being used as a guest family room. Adjacent is the family shower room. Additionally, the ground floor includes a lift to the first floor, as well as a fitted summer/guest kitchen, and an inter-connecting fitted utility room with a door to the integral garage. The second integral garage is located off the inner hall, beyond the lift.

### *Outside*

Set within its plot of 17.33 acres, Creek End is approached through a gated driveway providing private parking and giving access to two integral garages. The formal gardens surrounding the property are laid mainly to lawn and features numerous seating areas, a circular reflecting pool, a contemporary rill and a sizeable wraparound paved terrace part-covered by a pergola, ideal for entertaining and al fresco dining.

The grounds uniquely offer direct access onto the Chichester harbour, with its own private path on the edge of the properties 17.33 acres, which follows the water's edge.























### *Location*

The property benefits from easy access to marina facilities at both Birdham Pool and Chichester. Birdham village has amenities including a shop, small Waitrose, church, cricket green and primary school. Chichester offers comprehensive high street and boutique shopping, cafés, bars and restaurants as well as the renowned Festival Theatre. The area also offers wider sporting facilities including several golf courses, the sandy beach at West Wittering, the National Trust's East Head beaches and Goodwood, with its historic house, country club, horse racing, golf, motor racing and small airfield. The rich countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and mountain biking. Communications links are excellent: nearby Chichester station provides regular services to Portsmouth, Brighton and central London, the A27 gives access to the M27, A3(M) and motorway network and ferry services run from Portsmouth to the Isle of Wight, the Channel Islands and the continent.

The area offers several state primary and secondary schools including Bishop Luffa School (rated Outstanding by Ofsted), together with independent schools including The Prebendal, Oakwood, Westbourne House, Portsmouth High and Portsmouth Grammar.









***Directions***

PO20 7HH

///What3words: ideals.panels.bends - brings you to the driveway

***General***

***Local Authority***

Chichester District Council,  
+44 (0)1243 785166

***Services***

Mains gas, electricity, water and drainage. Gas-fired central heating.

***Council Tax***

Band E

***Wayleaves and easements***

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

***Tenure***

Freehold

***EPC***

Rating D

***Guide Price***

£6,500,000



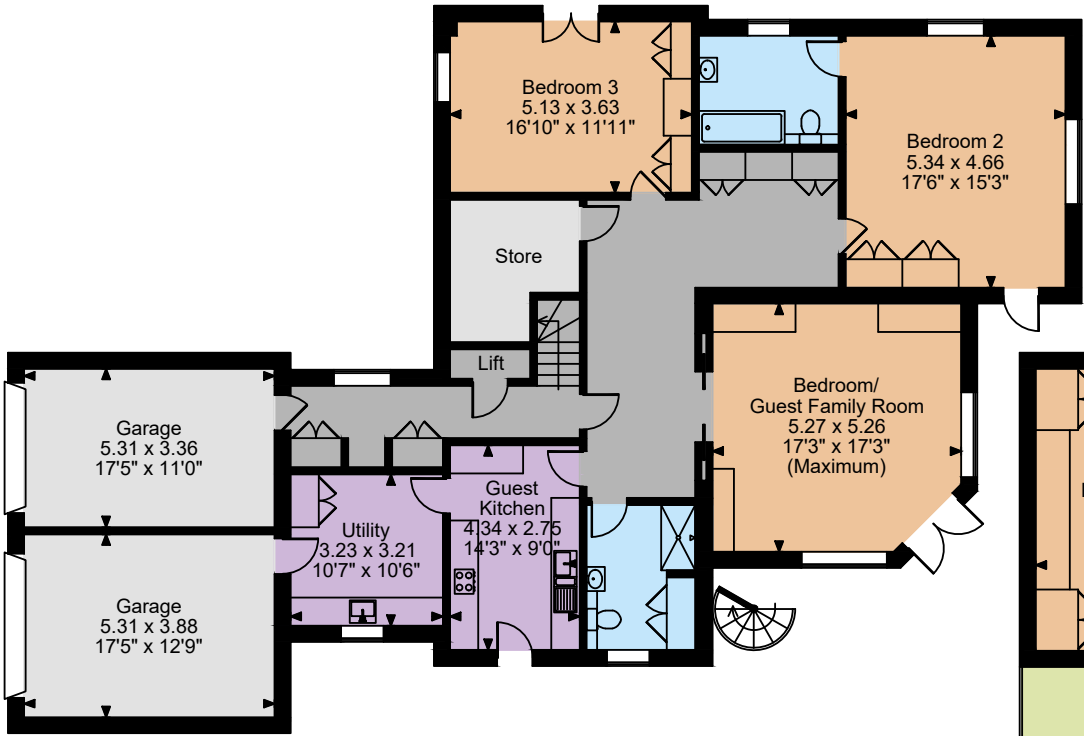
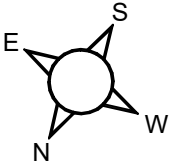




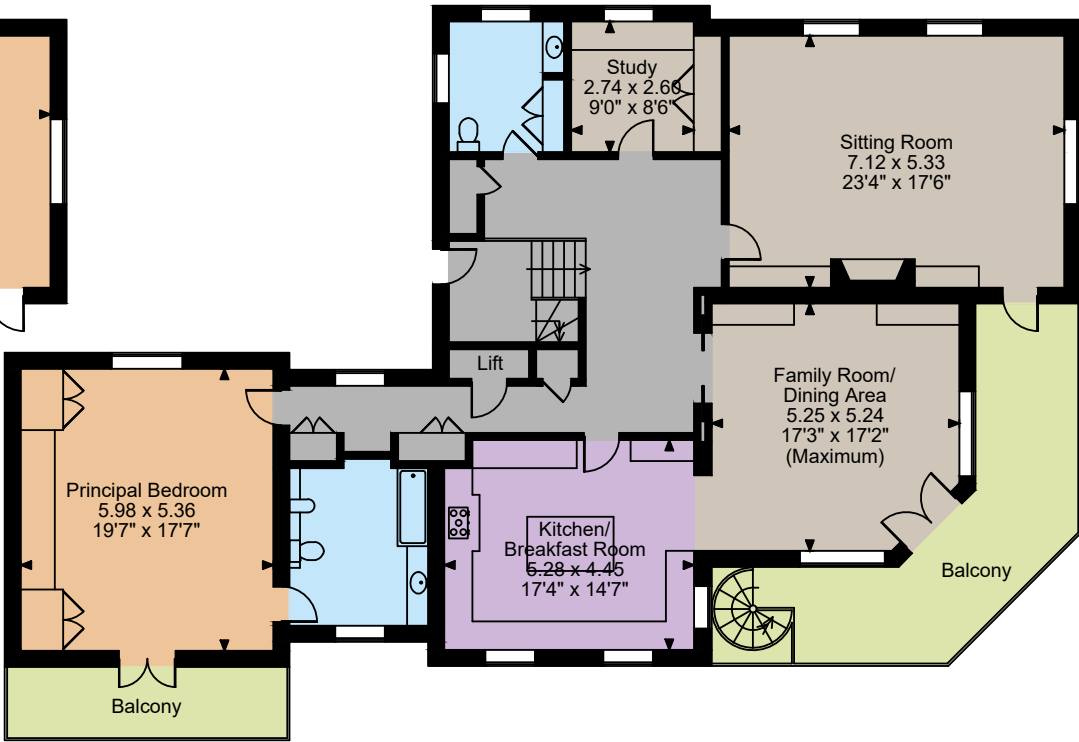




Creek End, Westlands Lane, Chichester, West Sussex  
Main House internal area 3,764 sq ft (350 sq m)  
Garages internal area 422 sq ft (39 sq m)  
Balcony external area = 348 sq ft (32 sq m)  
Total internal area 4,186 sq ft (389 sq m)



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

**Strutt & Parker Chichester**  
31 North St, Chichester PO19 1LY

+44 (0) 1243 684796  
chichester@struttandparker.com  
struttandparker.com

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