

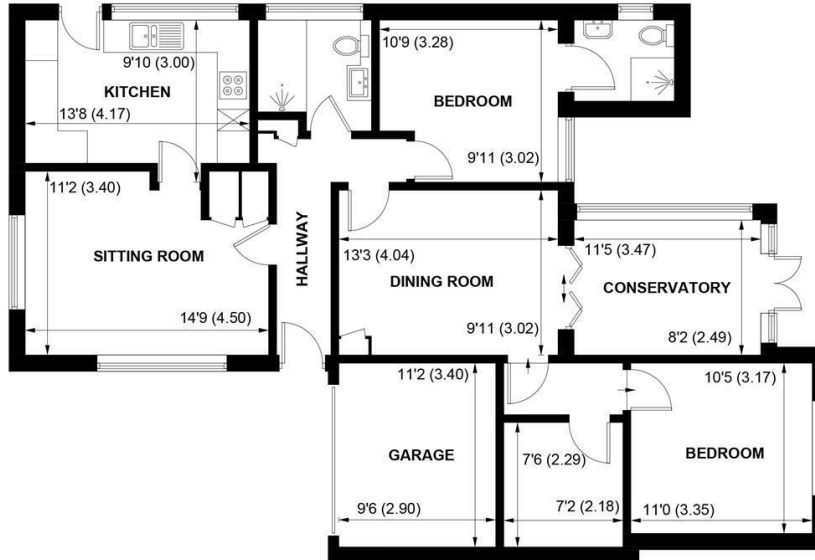
SW

Sims Williams



101, CROOKED LANE, BIRDHAM, WEST SUSSEX, PO20 7ET





APPROXIMATE GROSS INTERNAL AREA = 1004 SQ FT / 93.3 SQ M

GARAGE = 106 SQ FT / 9.9 SQ M

TOTAL = 1110 SQ FT / 103.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£425,000 Freehold

101, CROOKED LANE,
BIRDHAM,
WEST SUSSEX, PO20 7ET

- Delightful Detached Bungalow
- Sitting Room
- Superb Fitted Kitchen
- Refurbished Shower Room
- Dining Room & Conservatory
- Master Bedroom With Shower Room
- Further Double Bedroom
- Lovely Secluded Gardens
- Garage & Large Driveway

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

The property is approached via a gravelled driveway with space for 3 vehicles and leading to a single garage partly converted into a hobby room/study. The property has a long hallway leading into the sitting room with views over the front garden and a superb fitted kitchen.

The shower room has been refurbished with a double size shower cubicle, basin and WC. There are 2 double bedrooms and a dining room which leads into a conservatory which overlooks the rear garden.

The rear garden is a feature of the property being well secluded and enclosed within a fenced boundary. The front of the property has a pretty open planned garden fronting Crooked Lane.

The highly sought after village of Birdham lies some 5 miles to the south of Chichester. Birdham has a thriving sailing community with good access to Chichester Harbour, a superb primary school and local village store.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Chichester proceed in a southerly direction on the A286 signposted to The Witterings. After about 5 miles on entering Birdham village turn right into Crooked Lane just before the petrol station. The property can be found about 50 yards along on the right hand side.



