


SW

Sims Williams



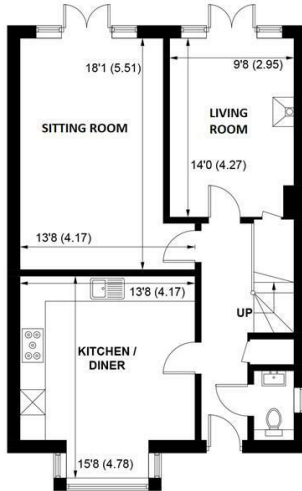
10, TAWNY CLOSE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7FA



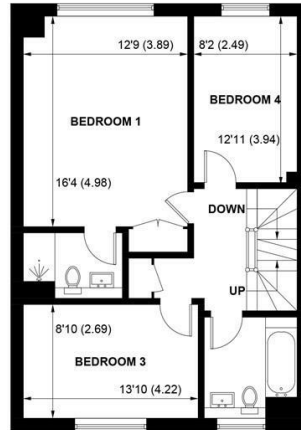
 = Reduced headroom below 1.5m / 5'0"



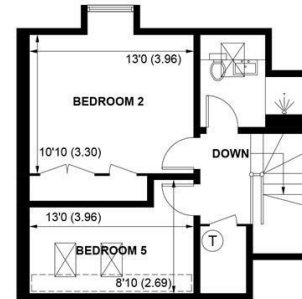
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1772 SQ FT / 164.6 SQ M

GARAGE = 200 SQ FT / 18.6 SQ M

TOTAL = 1972 SQ FT / 183.2 SQ M

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

Produced for Sims Williams

£650,000 Freehold

10, TAWNY CLOSE,
BIRDHAM, CHICHESTER,
WEST SUSSEX, PO20 7FA

- Detached Family House
- Garage & Off Road Parking
- 5 Bedrooms
- 3 Bath/Shower Rooms
- 2 Reception Rooms
- Superb Kitchen/Breakfast Room
- Landscaped Garden
- Cul De Sac Location
- Close to Village Centre

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = F

This wonderful 5 bedroom family home has much to recommend it with comfortable flexible accommodation. The house is tucked away towards the end of a cul de sac and has a delightful westerly facing landscaped rear garden.

The hallway has a cloakroom and stairs to the first floor. There is a superb fitted kitchen/breakfast room with large bay window and ample space for a dining table or a central island. There are rose quartz counter tops with gas hob and extractor chimney plus integrated appliances as well as space for an American style fridge/freezer.

There are 2 reception rooms both with log burning stoves and French doors out onto the rear garden.

The first floor has the principal bedroom with built in wardrobes and a shower room en suite. There are 2 further bedrooms and a bathroom on this floor.

On the second floor there are 2 further bedrooms and a shower room.

The rear garden has a delightful westerly facing aspect and has been landscaped by the current owner with planted borders, mature shrub and trees. There is an ornamental pond and thoughtful screening with trellis and pergolas providing very good privacy. A terrace

leads from the house and the large single detached garage has up and over doors at either end. Further off road parking on the driveway.

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 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 left at the roundabout into Bell Lane. Take the next left into Tawny Close.



