

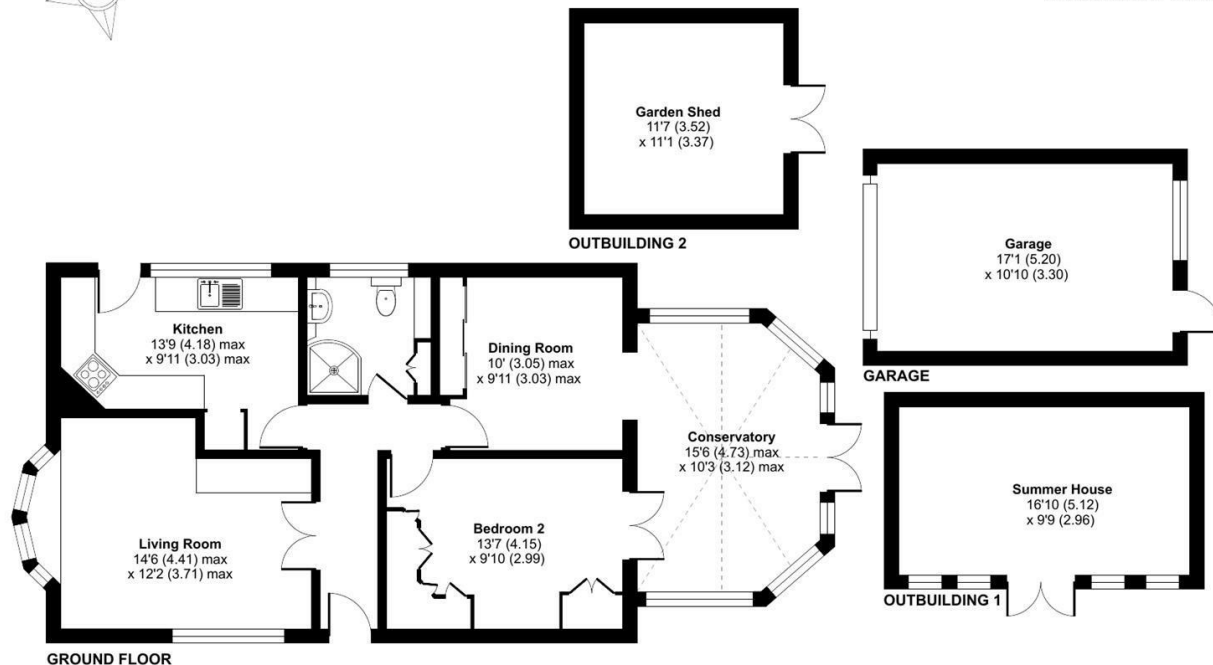








Approximate Area = 834 sq ft / 77.4 sq m  
Garage = 185 sq ft / 17.1 sq m  
Outbuildings = 291 sq ft / 27 sq m  
Total = 1310 sq ft / 121.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Sims Williams. REF: 1262555



**CHICHESTER OFFICE**

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# £425,000 Freehold

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

- Link-Detached Bungalow
- No Onward Chain
- Double Aspect Sitting Room
- Attractive Fitted Kitchen
- Full-Width Conservatory
- 2 Bedrooms
- Shower Room
- Front & Rear Gardens
- Garage & Workshop

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

An immaculately presented link-detached bungalow located within the highly sought after village of Birdham, which 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.

The well-appointed accommodation comprises entrance hall with doors to double aspect sitting room.

The kitchen is fitted with an attractive range of cottage style units with electric oven, built-in microwave, induction hob and space for further appliances.

There are 2 bedrooms, with bedroom 1 currently being used as a dining room, a stylish shower room and a full-width conservatory, which enjoys views over the garden.

Outside the front provides off-road parking for several cars in front of the garage. The rear garden is mainly to lawn, with large patio area and raised beds with mature planting.

## 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 right into Crooked Lane just before the petrol station. The property can be found about 50 yards along on the right hand side.







