



1 Farne Close | Birdham | Chichester | PO20 7EY

Guide Price £275,000

Freehold



hancock

Lettings & Estate Agents

Farne Close | Birdham
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- Walking Distance To Schools
- One Bathroom
- Private Garden
- Playing Fields Close By
- Recently Redecorated Throughout
- Semi Detached Bungalow
- Birdham
- Two Bedrooms
- 3 Miles To Beach
- Separate Office/Utility Room

Summary

A spacious two bedroom, semi-detached bungalow situated in the popular village of Birdham. This property is the perfect home for someone who is looking for some outdoor space in the beautiful and peaceful town of Birdham. The property benefits from being conveniently located close to local amenities.

Accommodation

The property sits on a corner plot and has a lovely private garden with new fencing. As you enter the property you enter the entrance hall, which leads to a spacious living room which has recently undergone some decorating and new flooring throughout the property, there is a separate kitchen with fitted cupboards, which leads to the rear garden and separate office/utility room. There are two double bedrooms. There is also a family bathroom with shower over bath, toilet and basin. New radiators fitted throughout.



what3words ///

porridge.cherubs.tablet



Outside


The property has a rear garden which is paved and half lawn. To the front of the property is a smaller garden, which is laid to lawn and has a pathway that leads to the front door and rear of the house. Residents Parking area out the front of the property.

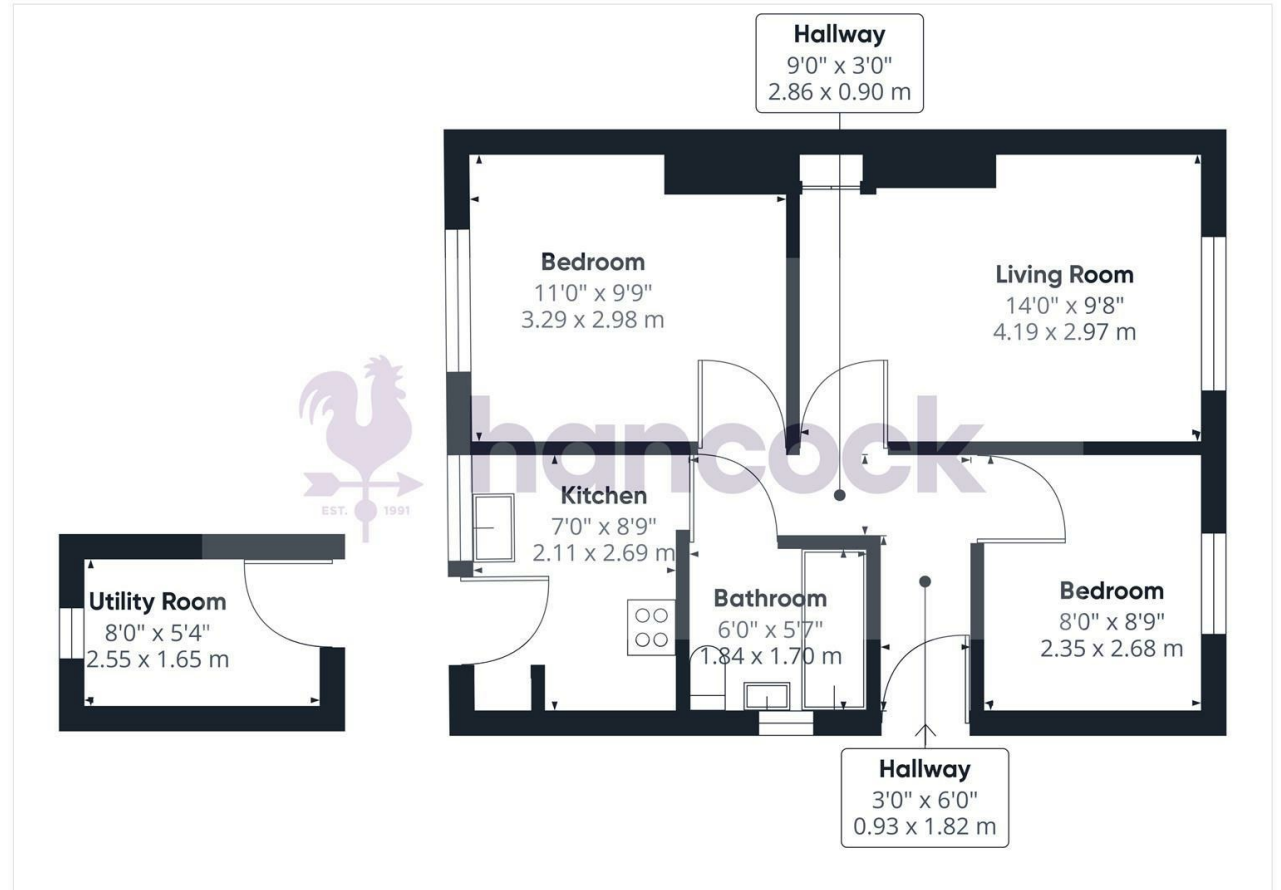
Location

The property is located in the historic and popular village of Birdham. Birdham is found approximately 4.5 miles to the South West of Chichester, attractive church, primary school and nursery school. A short drive is the beautiful seaside town of West Witterings/Selsey filled with culture and history. Chichester city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk