



Tawny Close, Chichester West Sussex

Offers in the Region of **£650,000**





Bedrooms: 5 | Bathrooms: 3 | Receptions: 2

SUPERB FAMILY HOME WITH 5 BEDROOMS AND GORGEOUS GARDEN - SEE VIDEO TOUR

This superbly presented five bedroom, detached house is located in the desirable village of Birdham, West Sussex just a few miles from the sandy beaches of West Wittering. This lovely property was built in 2017 by award winning developer Cala Homes and benefits from having the remaining term of a 10 year NHBC Warranty providing peace of mind for the incoming buyer. This is definitely one not to be missed if you are looking for a property which could be a perfect fit for a busy family or even a retirement seaside residence.

Internally, the property measures approximately 1,743 sq ft and is arranged over three floors with modern, well proportioned and neutrally decorated rooms throughout. On entering the property, the spacious entrance hall gives glimpses right through to the pretty garden views beyond. To the left is a wonderfully spacious kitchen breakfast room with large sunny bay windows and plenty of space for a large family dining table. There is opportunity to place a central island if desired in this spacious kitchen. With sleek rose quartz worktops, a gas hob and plentiful storage cupboards this is a superb cooking and entertaining space. There are integrated appliances as well as additional space for a large american style fridge freezer.

There are two superb reception rooms ideal for modern flexible living. The sitting room boasts french doors opening out onto the garden patio with the full benefit of a sunny aspect rear garden and features a premium grade installed wood burner for those cozy nights in. The second reception room also features a fabulous wood burner, french double doors and is ideal as a formal dining room, a separate tv/snug room or a children's playroom/reading room.

Completing this ground floor accommodation is a separate light and spacious cloakroom.

To the first floor the spacious principal bedroom can accommodate large bedroom furniture, has views over the rear garden and a sleek en-suite shower room. There are two further double bedrooms both with large windows and ample room for wardrobes and a light and airy family bathroom completes this welcoming first floor.

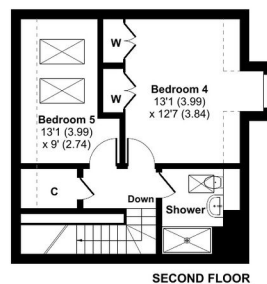
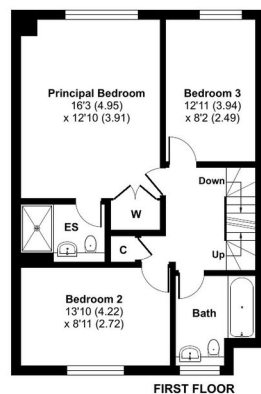
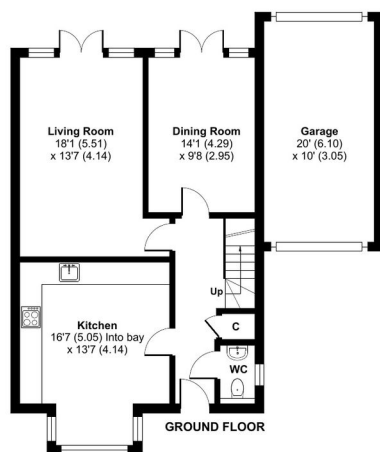
To the second floor is bedroom four which is a generous double room with views over the rear garden and built in wardrobes, there is a fifth single bedroom which is ideal also as a study room. A superb tiled shower room with Velux window, chrome heated towel rail and vanity shelf is perfectly situated for both bedrooms.

The garden is a true delight and being west facing enjoys the sun throughout the day right into the evenings out on the patio. There are wonderful planted borders, mature shrubs and trees, an ornamental pond as well as raised boxed planters with plants to provide colour throughout the year. The garden is afforded plenty of privacy with screening provided by trailing flowers over trellis and pergolas, wonderful fragrant climbing roses and tall tapered trees. There are two water butts, a barbeque area and patios for large family dining. A truly tranquil oasis.

LOCATION

Tawny Close, Birdham, CHICHESTER, PO20

Approximate Area = 1743 sq ft / 161.9 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1992 sq ft / 184.9 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richtechom 2023.
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Alison McCarey

07506 730 460

alison.mccarey@exp.uk.com

<https://alisonmccarey.exp.uk.com/>