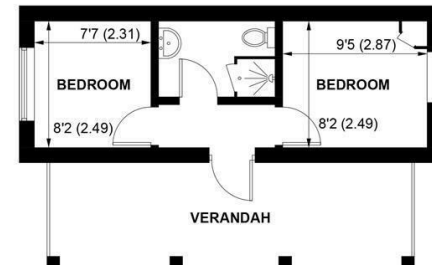
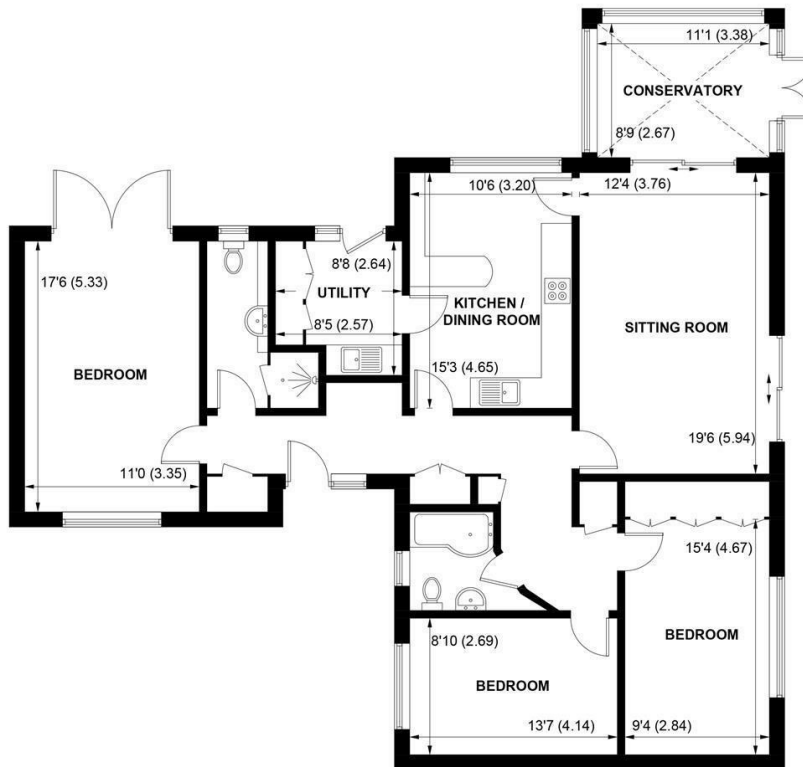




Sims Williams



INNER GREEN MAIN ROAD, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HS



ANNEXE
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1414 SQ FT / 131.4 SQ M

ANNEXE = 210 SQ FT / 19.5 SQ M

TOTAL = 1624 SQ FT / 150.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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£2,200 PCM

INNER GREEN, MAIN ROAD,
BIRDHAM, CHICHESTER,
WEST SUSSEX, PO20 7HS

- Detached Cottage Style Residence
- Village Location
- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Conservatory
- Three Bedrooms & Two Bathrooms
- Detached Cabin With More Accommodation
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

As well as having excellent accommodation in the main residence, there is also a detached cabin sitting in the garden. This provides very useful over spill accommodation, which includes two bedrooms and a shower room. Alternatively, it could be used as a home office. Inner Green is deceptively spacious, which is not apparent when looking at the front of the property.

The main residence has an attractive entrance hall, with sky lights affording extra light. The kitchen is well fitted with a range of units, which includes a fridge, oven and hob and a dish washer. There is a distinct, open plan breakfast area. The separate utility room houses the gas boiler for central heating and there is space for a freezer and space for a washing machine.

The conservatory overlooks the rear and is an ideal dining area, with the sitting room enjoying perhaps the best view of all the rooms, with access to the garden. All three bedrooms are double rooms and there is a modern shower room and a modern bathroom suite. The detached cabin has electric heaters and as previously mentioned, could have a variety of uses. It also has a verandah on a raised deck.

The garden is a real feature and consists of an expanse of lawn, with various shrubs and plants, all of which provide very good screening. There is also a patio to the rear, which will benefit from lots of sunshine. To the front of the property, there is a driveway giving space for several cars. N B A well behaved dog or cat will be considered. Carpets, curtains and blinds included.

Birddham is a very popular village lying a few miles south of Chichester. It has a marina and a great mixture of period and contemporary

houses. There is also a village shop, cricket ground and church and the nearby sandy beach at West Wittering is particularly popular. There are lots of dog walks in the area. Chichester offers a range of shops and restaurants, as well as the Festival Theatre and Pallant House Gallery. There is golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from Chichester proceed south on the Witterings Road and continue through Donnington onto the Birdham Straight. About half way down, you will see a small "island" in the road, with a turning on the right into Church Lane. The entrance to Inner Green is on the left hand side, just beyond the turning into Church Lane.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

