



Price Guide £505,000

11 Longmeadow Gardens, Birdham, Chichester, PO20 7HP





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A well proportioned, 3-bedroom, 3 reception room, bungalow which has been extended and modernised. Located in a quiet residential close in the lovely village of Birdham, the property is close by to the picturesque Birdham Pool Marina, the village Church, convenience stores, local school and playing fields. The property is a 10-minute drive away from Chichester and has good public transport connections to the City and wider Sussex and Hampshire areas via the 52 and 53 bus routes.

Tastefully designed, the property benefits from a large, modern open plan Kitchen/Dining Room provided from an extension of the original bungalow with ample natural light from the roof windows and sliding doors that lead into the private rear garden. This extension has also added the handy Utility room and Study which could be a 4th bedroom if desired.

Just off the kitchen is a small cloakroom, before reaching the living room. The continued theme of natural light is also provided here by the picture window looking over the front garden and quiet Cul-de-sac and fully fitted wooden shutters provide privacy when needed.

The family bathroom is stylishly finished with an inset bath, separate walk-in shower, wash basin and storage unit with mirror, WC, radiator with towel rail above and natural light provided by the skylight.

The 3 bedrooms are of reasonable size, all having the capability to house double beds whilst bedrooms 1 and 2 have the advantage of having fitted wardrobes.

The property comes with the benefit of being connected to all mains services and has gas central heating.

Outside:

The rear garden is enclosed with a decked area for sitting and dining and is lawned with shrub borders and a patch for growing plants or vegetables.

The property has offroad parking on the driveway which runs alongside the lawned front garden with trees and flower borders. The property has a garage measuring 4.80m X 2.27m. Further parking is available on the street.

Freehold.

Viewing is by strict appointment with Baileys- 01243 672217









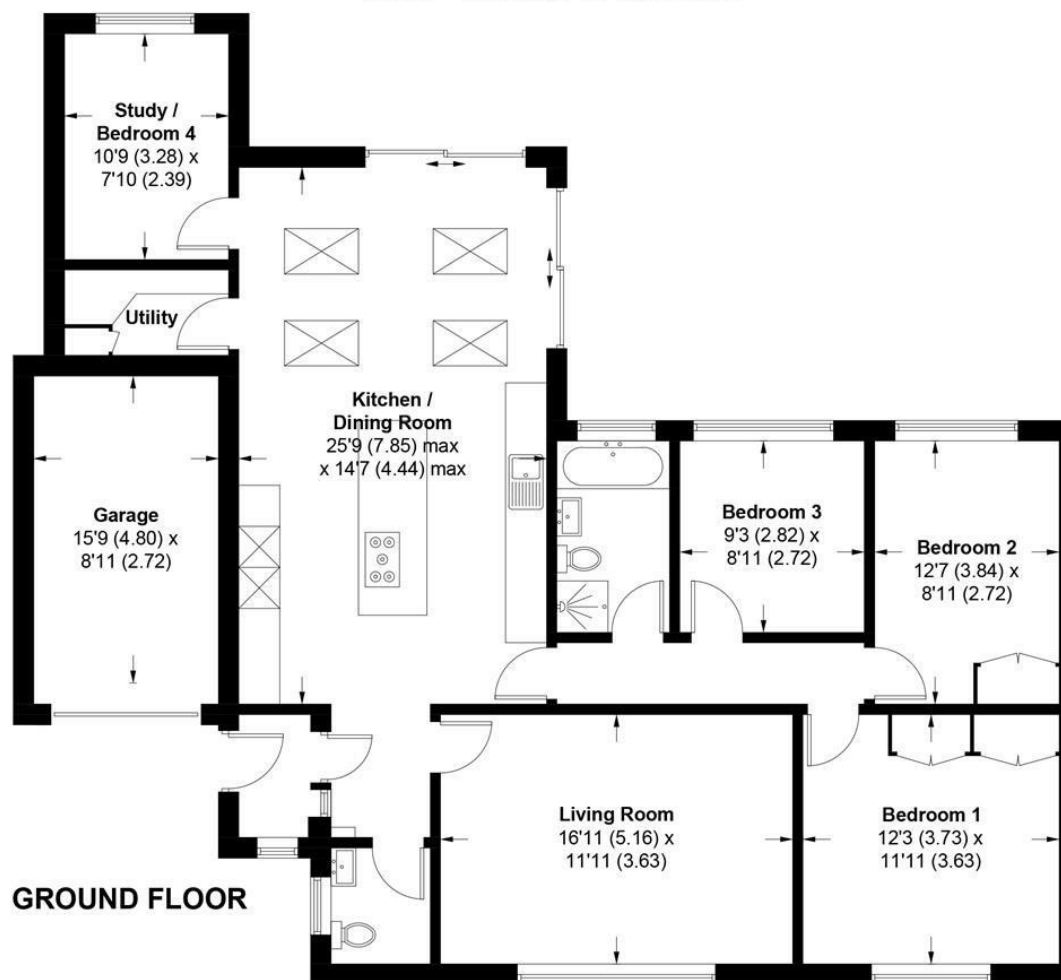


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APPROXIMATE GROSS INTERNAL AREA = 1289 SQ FT / 119.8 SQ M

GARAGE = 140 SQ FT / 13.0 SQ M

TOTAL = 1429 SQ FT / 132.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1059637)

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