



Price Guide £635,000

Creel Cottage, 6 Alandale Road, Birdham, Birdham, West Sussex PO20 7QN

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Charming and Characterful, Creel Cottage is a fantastic blend of quaint countryside and modern living in a peaceful Cottage setting. The property was extensively renovated and extended in 2005 to provide a fantastic living arrangement over the two floors and now provides a generous 1515sqft of accommodation. The property has a lovely social layout between the kitchen/breakfast and dining room which would be a great space to host family and friends.

The two-storey extension has provided a spacious, first floor principal bedroom suite, a large single garage and a side entrance into a welcoming utility/boot room/cloak room. Furthermore, a rear extension has created a cosy living room with a feature, inset wood burner and French doors which open into the established rear garden. 3 further generously proportioned bedrooms can be found on the first floor along with a clean, modern family bathroom providing ample accommodation for a growing family.

The property sits on a 0.13-acre plot in a rural, private road on the edge of Birdham. Currently there is annual payment of £155 to the Alandale Road Residents Association for the upkeep and insurance of the private road.

Entrance Hall: Stairs to the first floor with cloaks space under. Solid oak flooring.

Dining Room: Engineered oak flooring. Door into Kitchen.

Kitchen/Breakfast Room: Comprehensive range of wall and floor cupboard units with marble work surfaces with 1 1/2 bowl inset sink unit. Integrated dish washer, Gas Esse Range cooker, Stable door leading to the garden.

Inner Hall: Ceramic tiled floor.

Cloakroom: Wash hand basin and W.C. Cloaks area.

Utility Room: Inset sink unit with plumbing for washing machine and space for freezer. Wooden shelves and storage. Door to the outside.

Living Room: Double aspect. Feature, inset wood burning stove with wooden fitted bookshelves either side. Double doors leading out to the garden.

First Floor landing: Velux window, radiator.

Principal Bedroom: King-size bed, space for an array of furniture, radiator and LED spotlights.

Dressing Room: Hanging space and fitted shelves.

En-Suite Shower Room: Shower cubicle with mains shower and folding glass doors. Wash hand basin and W.C. Chrome ladder style towel rail. Shaver point.

Bedroom Two: Double bed, space for wardrobes and chest of drawers, radiator and LED spotlights.

Bedroom Three: View over the rear garden, radiator, LED spotlights.

Bedroom Four: Built in wardrobe cupboard, radiator, LED spotlights.

Family Bathroom: Contemporary style with 'P' shaped shower bath with wooden/stainless steel panel and mains shower over. Wash hand basin and W.C. with recessed cistern. Neutral ceramic tiling to all walls and floor.

Outside: The gardens are a particular feature of the property extending significantly to the rear and are laid mainly to lawn with a vegetable section and aluminium framed green house. Paved path with topiary screen. Single integrated garage.

Viewings: By appointment with the office- 01243 672217









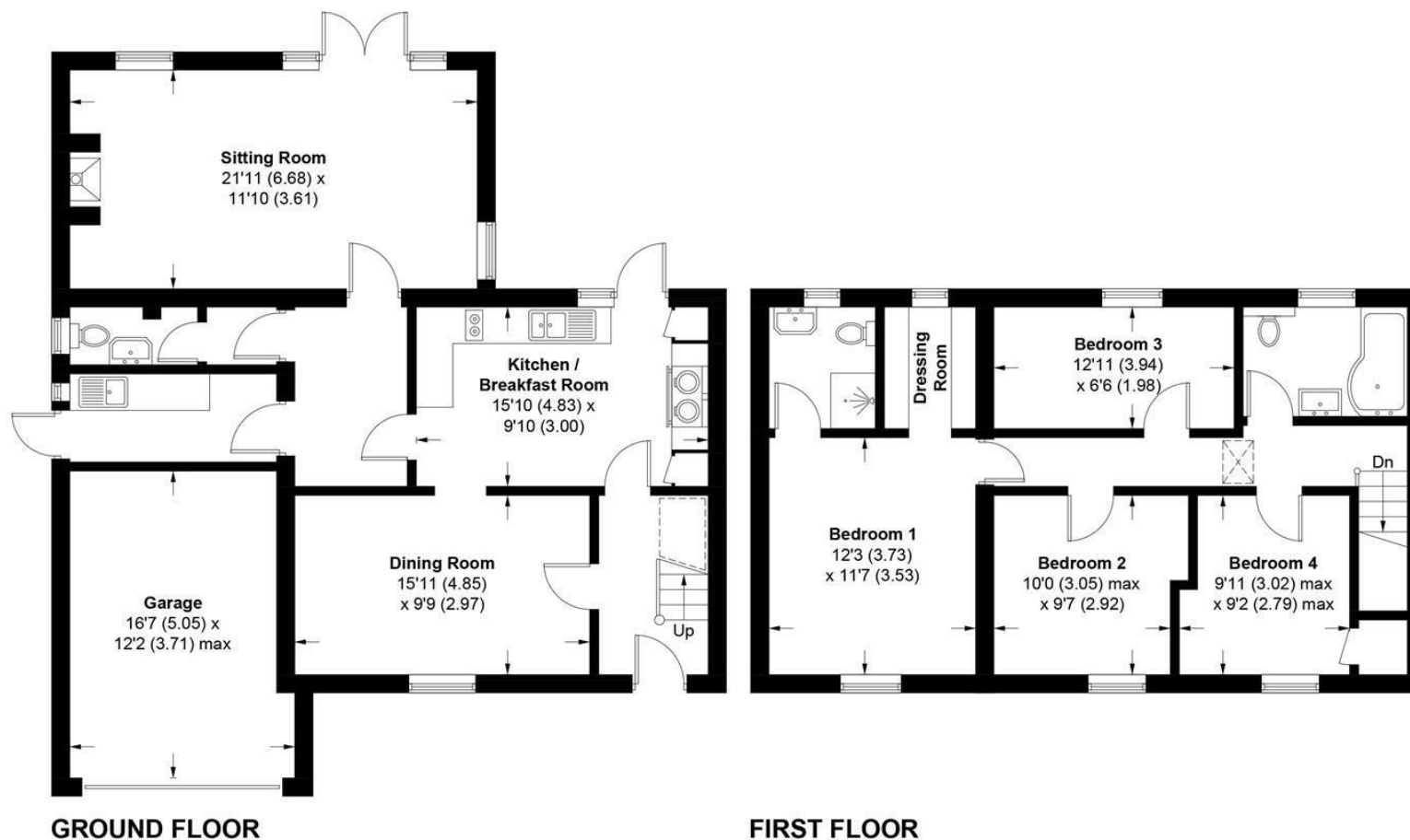


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APPROXIMATE GROSS INTERNAL AREA = 1515 SQ FT / 140.8 SQ M

GARAGE = 189 SQ FT / 17.6 SQ M

TOTAL = 1704 SQ FT / 158.4 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. (ID1192257)

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