



# 22 Birdham Road, Chichester West Sussex, PO19 8TE

Guide Price **£575,000**

This three bedroom semi-detached house on the outskirts of Chichester presents a prime example of contemporary living, offering a total of 1,424 sq ft including the garage. Renovated with care and thoughtfully extended, it provides practicality and modern comfort throughout.

The ground floor features a generously sized 25ft kitchen breakfast/dining room with integrated appliances, catering to various lifestyles. Alongside, there are two reception rooms, ideal for relaxation or entertainment. Additionally, a ground floor shower room enhances convenience for residents and guests. The sitting room downstairs could also be utilised as an occasional bedroom if required, adding flexibility to the property.

Upstairs, the property comprises three well-appointed bedrooms, providing comfortable accommodation. The four-piece bathroom suite, including a free-standing bath and separate toilet, adds a touch of luxury to the home.

Outside, ample parking space is available for multiple vehicles at the front, while the larger than average rear garden offers opportunities for outdoor activities and relaxation.

With the option for prospective buyers to choose their kitchen flooring, this property allows for personalisation to suit individual preferences.

For peace of mind the property has been completely re wired and re plumber with the added benefit of a new boiler.

EPC to follow.



## LOCATION

Chichester, a historic city in West Sussex, England, offers a blend of heritage and modern living. Its streets feature beautiful Georgian buildings and the iconic Chichester Cathedral. The city hosts various festivals, theaters, and galleries, making it culturally vibrant. Surrounded by countryside and close to the South Downs National Park and coastline, Chichester provides both urban amenities and natural beauty. With its markets, cafes, and shops, it's a bustling yet charming destination.

## Tenure

Freehold

## Council Tax

Band D

## Entrance Hall

Living Room 13'6" (4.11m) x 12'3" (3.73m)

Dining Room 17'0" (5.18m) x 11'9" (3.58m)

Kitchen 25'0" (7.62m) x 12'0" (3.66m)

## Shower Room

Bedroom 1 14'3" (4.34m) x 11'1" (3.38m)

Bedroom 2 11'8" (3.56m) x 11'1" (3.38m)

Bedroom 3 9'7" (2.92m) x 6'8" (2.03m)

## Family Bathroom

Garage 16'0" (4.88m) x 8'0" (2.44m)



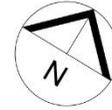
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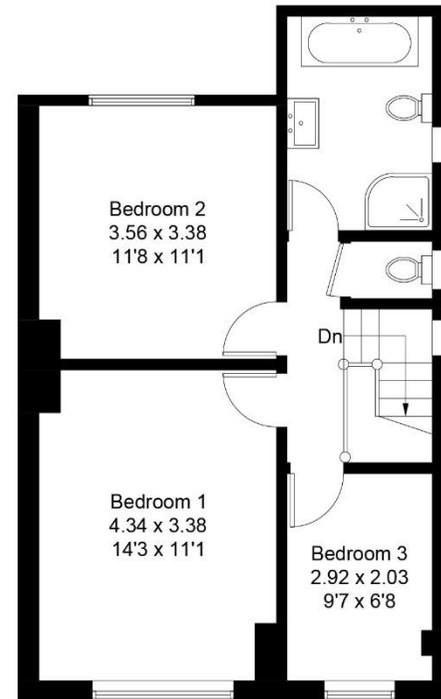
Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 132.3 sq m / 1424 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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