



# 3 Rowan Close, Birdham, Chichester, Wessex, PO20 7FF

Guide Price £395,000

This rarely available and beautifully presented two bedroom detached property, built in 2019, offers contemporary living with a host of modern features and the benefit of the remaining term of the NHBC warranty.

On the ground floor, a welcoming entrance hall leads to a WC and a spacious kitchen/dining room positioned at the front of the property. The kitchen is equipped with integrated appliances and provides ample space for a dining table, making it the perfect spot for casual meals or entertaining. To the rear, a bright and airy sitting room opens directly into the south facing garden, offering seamless indoor outdoor living.

Upstairs, the property boasts two well proportioned double bedrooms. The master bedroom features a stylish en suite shower room and has mirror front wardrobes, while the family bathroom serves the second bedroom.

The south facing rear garden is thoughtfully divided into two sections, comprising a patio area ideal for alfresco dining and a lawned area perfect for relaxation or play. Convenient pedestrian access leads to the garage, and the front of the property offers off road parking for multiple vehicles.

With its modern design, excellent layout, and sunny outdoor space, this home is perfect for first time buyers, downsizers, or those seeking a low-maintenance, move in ready property.



## LOCATION

The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions, further local amenities include a 'Nisa' local supermarket and a soon to be completed Waitrose mini store. Further facilities including a primary school, convenience store and petrol station are within walking distance. East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.

## Tenure

Freehold

## Council Tax

Band D

## EPC

B

## Entrance Hall

## Ground Floor WC

Kitchen Dining Room 17'1" (5.21m) x 7'4" (2.24m)

Sitting Room 14'9" (4.5m) x 12'9" (3.89m)

Bedroom 1 14'8" (4.47m) x 9'1" (2.77m)

## En Suite

Bedroom 2 11'1" (3.38m) x 10'0" (3.05m)

## Family Bathroom

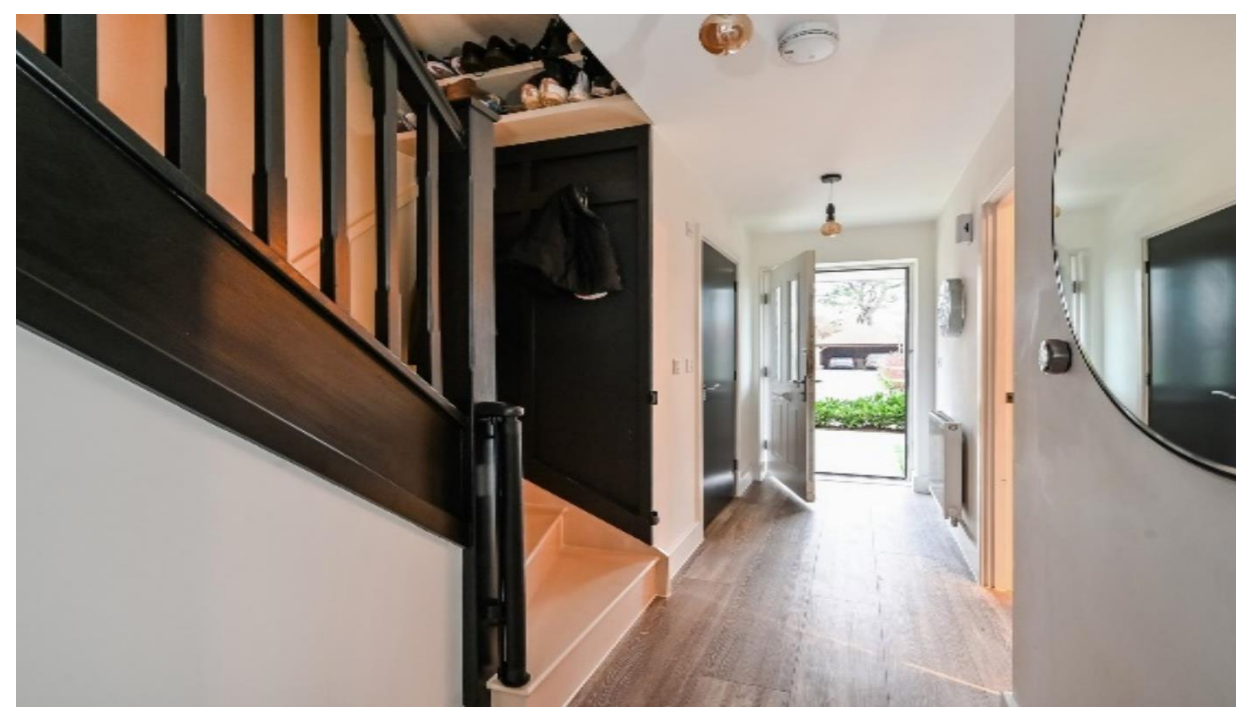
Garage 19'8" (5.99m) x 9'10" (3m)

## External & General

Annual estate management charge of £392 payable to KTS Estate Management.

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.





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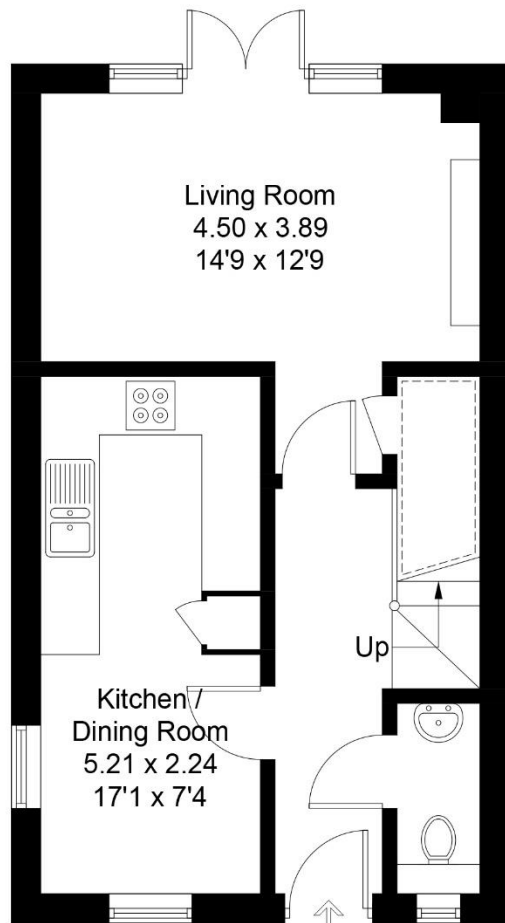
Approximate Gross Internal Area = 74.1 sq m / 798 sq ft

Garage = 18.0 sq m / 194 sq ft

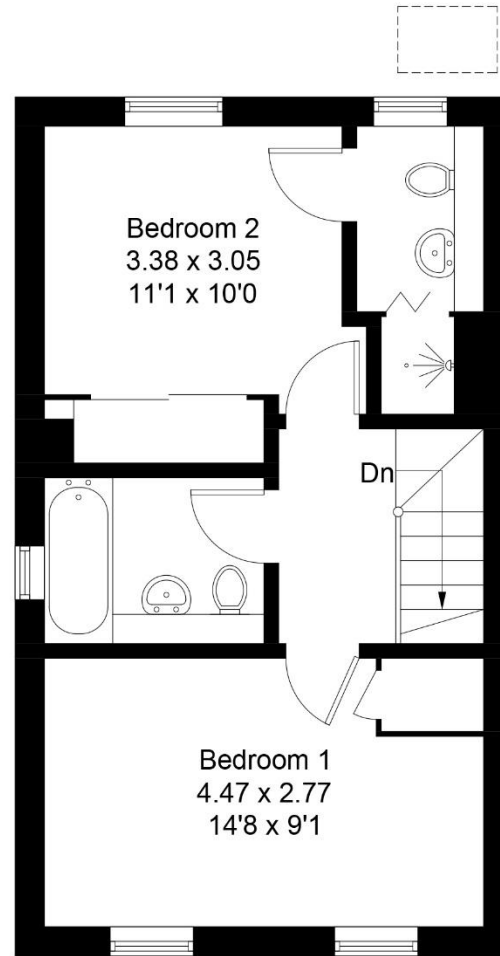
Total = 92.1 sq m / 992 sq ft



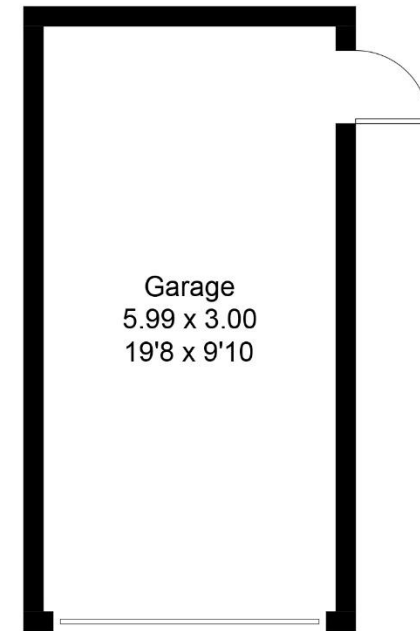
= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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.



1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk  
lettings@astonsofsussex.co.uk

[www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

Zoopa OnTheMarket.com rightmove

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