



**2 Old Common Close, Birdham, West Sussex, PO20 7SE**



# 2 Old Common Close, Birdham, West Sussex PO20 7SE

Guide Price £440,000

A SUPERB & deceptively spacious three bedroom semi-detached home located in Birdham, ideally positioned for Birdham Pool & CHICHESTER MARINA.

This lovely three bedroom family home, built in 2013 by respected house builder Bellway Homes offers well proportioned rooms throughout and has a very modern look and feel throughout. The accommodation measures 1,158 sqft (including garage) and comprises, to the ground floor a spacious 'L' shaped sitting/dining room with French doors to the rear garden, separate kitchen with some integrated appliances and a separate W.C.

All three bedrooms and family bathroom are located on the first floor off of the landing. Two of the bedrooms are large enough to accommodate a double/king size bed with the principle bedroom having the added benefit of an en suite shower room. Externally, parking for two vehicles is available to the front with an additional space & garage located to the rear. The fully enclosed rear garden is of manageable size with a south/westerly aspect and is mainly laid to lawn with a timber shed and decking area ideal for al fresco dining. The rear courtyard parking and garage can also be accessed off of the rear garden. Further convenient features of this property is the driveway parking to the side and external power for an EV charger if desired.





## 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 and offers locals the opportunity to become Trustees. 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 C **EPC** B

**Entrance Hall**

**Cloakroom**

**Kitchen**

**Sitting Room**

**Bedroom 1**

**En Suite**

**Bedroom 2**

**Bedroom 3**

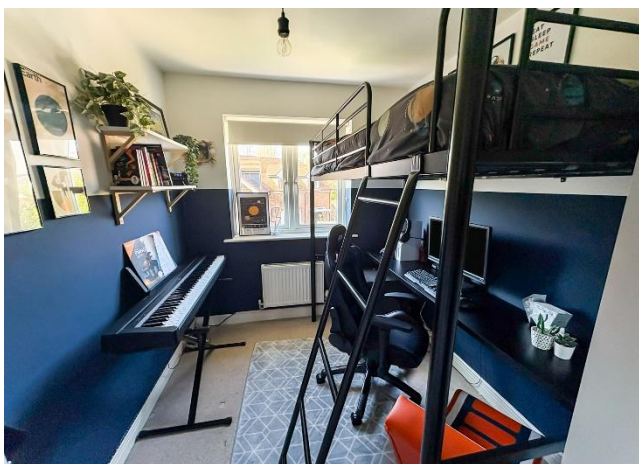
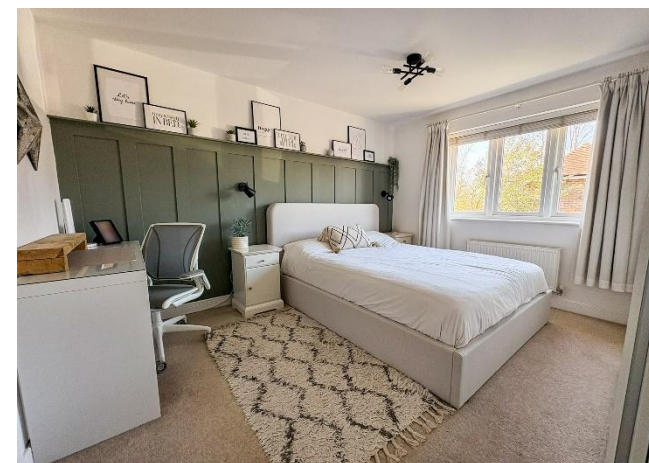
**Family Bathroom**

**Garage**

**Note**

Estate service charge of £42 pcm.

Connected to all mains services.









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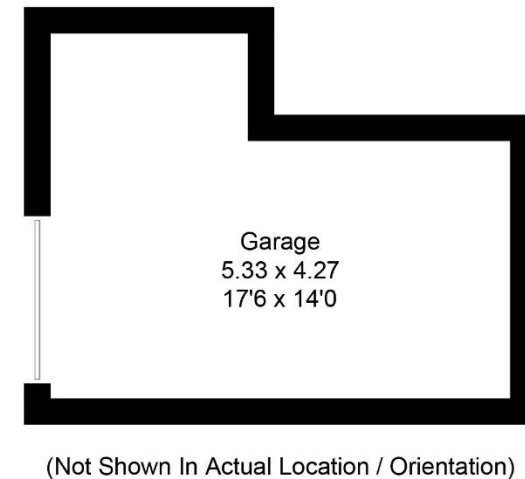
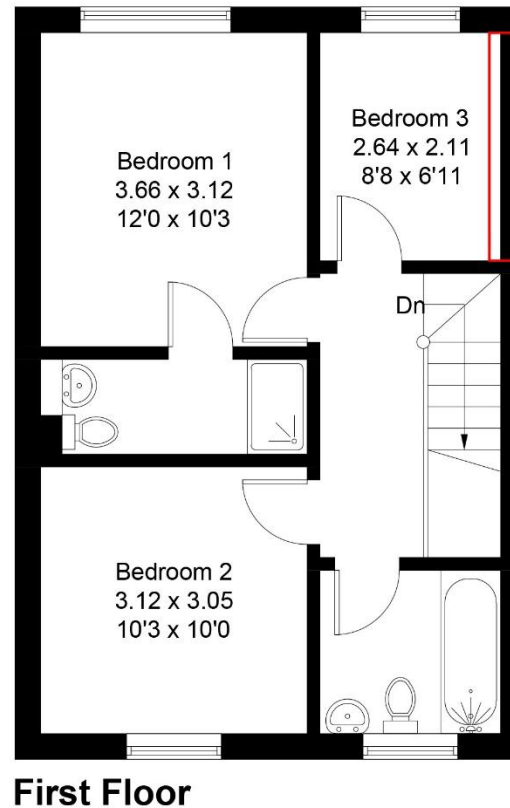
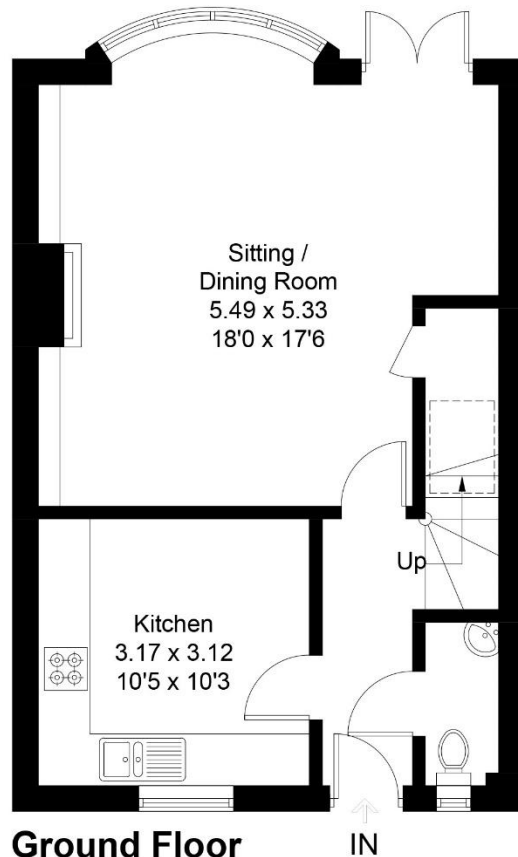
Approximate Gross Internal Area = 88.7 sq m / 955 sq ft

Garage = 18.9 sq m / 203 sq ft

Total = 107.6 sq m / 1158 sq ft



= Reduced headroom below 1.5m / 5'0



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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