



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**4 Old Common Close, Birdham, Chichester, West Sussex, PO20 7SE**

# 4 Old Common Close, Birdham, Chichester West Sussex, PO20 7SE

Guide Price £425,000

A well presented FOUR BEDROOM semi in quiet cul-de-sac. Re-fitted KITCHEN/DINER, EN-SUITE, driveway parking, GARAGE and enclosed garden. A great FAMILY HOME in popular Birdham.

Tucked away in a quiet cul-de-sac in the popular village of Birdham, this four-bedroom semi-detached house offers well-balanced accommodation that would suit a growing family or those looking for a bit more space.

The property is approached via a block paved driveway, providing off-road parking and access to the integral garage. Once inside, the entrance hall opens into a good-sized sitting room, which feels like a comfortable and welcoming main living space.

From here, a door leads through to an inner lobby, giving access to the cloakroom and the kitchen/dining room. The layout works well, offering a clear separation between the living and more practical areas of the home. The kitchen has been re-fitted and includes a range of wall and base units with contrasting work surfaces, along with an integrated double oven. There is space for a washing machine, tumble dryer, and fridge freezer, as well as room for a dining table, making it a sociable and functional space for everyday use.

Upstairs, there are four bedrooms, offering flexibility depending on your needs, whether that be family, guests, or a home office. One of the bedrooms benefits from its own en-suite shower room, while the remaining rooms are served by a family bathroom fitted with a white suite and partially tiled walls.



Outside, the rear garden is fully enclosed and mainly laid to lawn, with a small patio area that's ideal for outdoor seating. It's a manageable space that offers both privacy and practicality.

The property also benefits from gas central heating and double glazing and is conveniently located for local amenities and the surrounding coastline.

**LOCATION**

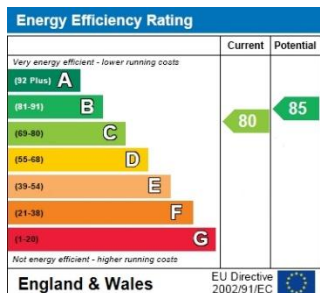
The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions and offers locals the opportunity to become Trustees. Further facilities including a primary school, convenience store and newly constructed petrol station with a mini Waitrose 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** C

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

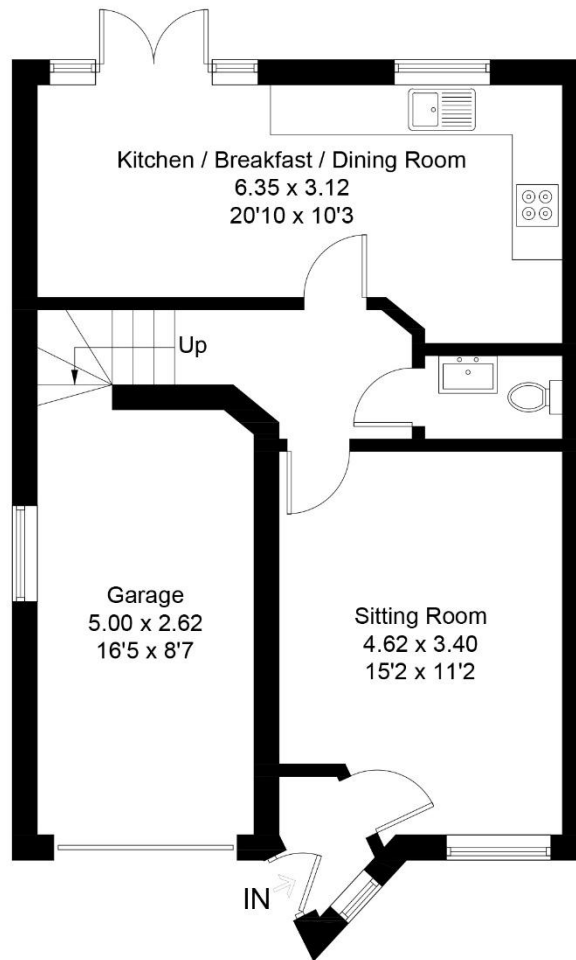
Estate service charge of approximately £42pcm.

Buyers are advised that planning permission has been granted on the land to the rear. We recommend that any interested parties make their own enquiries with the local authority.

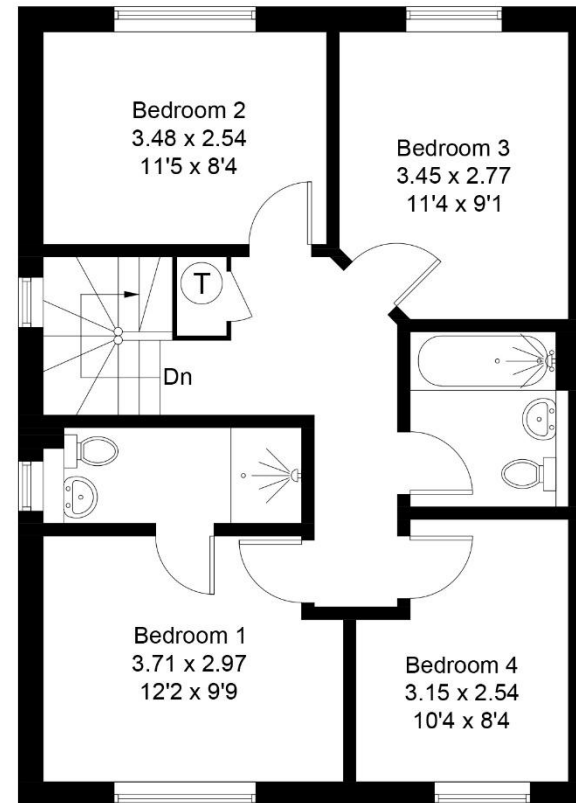


## 4, Old Common Close, PO20 7SE

Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft  
(Including Garage)



**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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

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