



32 Florence Close, Birdham, PO20 7DX

Guide Price £375,000

 **Henry Adams**
estate agents

32 Florence Close, Birdham

A three bedroom home with a generous rear garden and garage.

- No onward chain
- Impressive mid-terraced house in a mature village setting
- Cul-de-sac position overlooking a central pond and greensward
- Bright and spacious accommodation throughout
- Superb full-width garden/family room
- Contemporary kitchen
- Separate sitting room
- Three first-floor bedrooms and shower room
- Generous rear garden
- Single garage in a separate compound

An impressive three-bedroom mid-terraced house extending to approximately 1,054 sqft, situated in a mature village setting at the far end of a cul-de-sac, overlooking a central pond and adjacent greensward.

The property offers bright and spacious accommodation, with a particular feature being the full-width garden/family room overlooking the rear garden. Formerly a conservatory, this room has been enhanced by the addition of a solid roof and plastered vaulted ceiling, creating an attractive all-year-round living space which opens into the contemporary kitchen.





The kitchen is fitted with a comprehensive range of cupboards and integrated appliances, including an electric double oven, ceramic hob and fridge freezer, together with a freestanding Bosch dishwasher and washing machine. The remaining ground-floor accommodation comprises an entrance hall, cloakroom and sitting room, with oak flooring extending through the entrance hall and sitting room.

On the first floor are three bedrooms and a shower room.

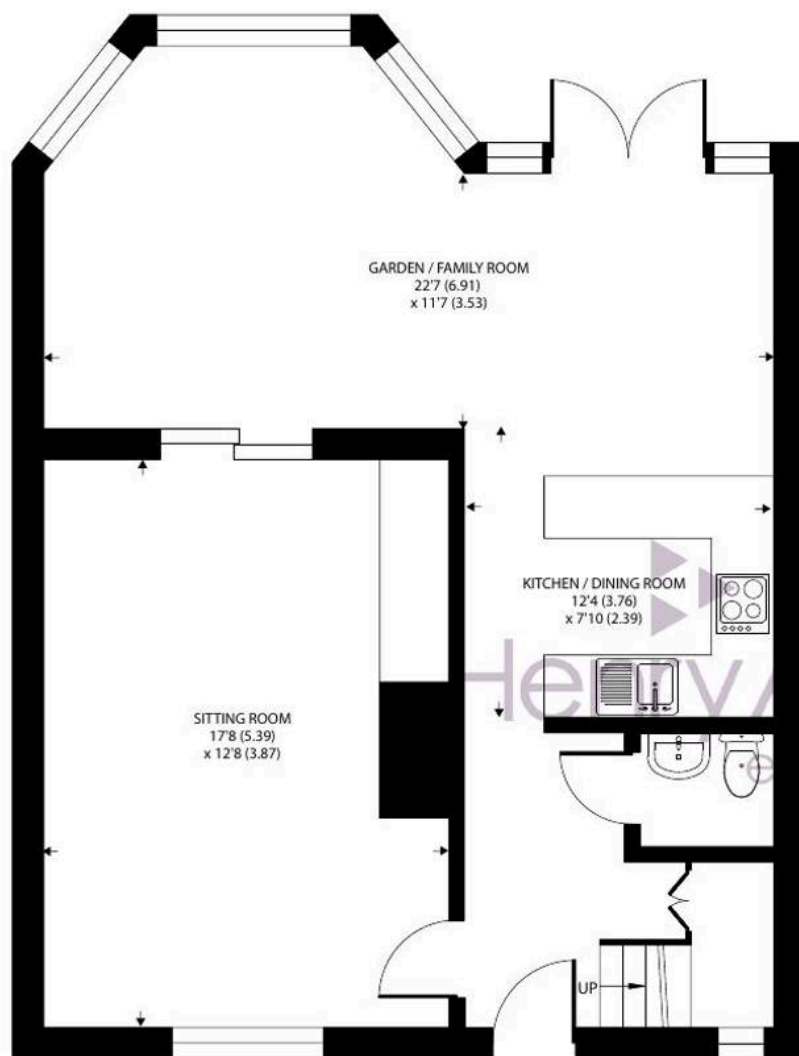
Outside, the property benefits from an open-plan front garden and a generous rear garden, arranged with two patio areas and a central pathway flanked by lawns. A rear gate provides access to a separate garage compound, where the property owns a single precast sectional garage, being the third garage on the left when walking away from the house.

Offered for sale with no onward chain.

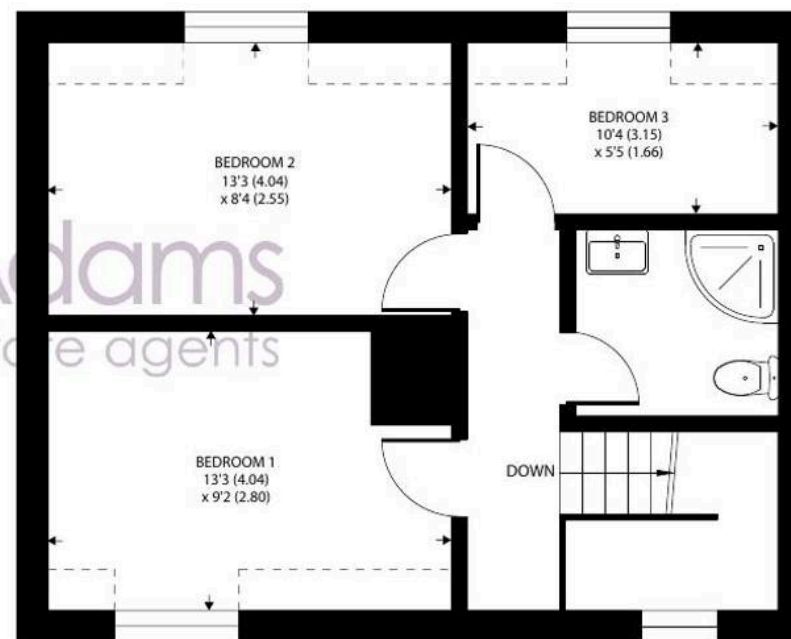
Chichester District Council - 26/27 Tax Band EPC-C







Denotes restricted
head height



Approximate Area = 1054 sq ft / 97.9 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 1086 sq ft / 100.8 sq m

For identification only - Not to scale



Location - The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the blue flag beaches at West Wittering.

Directions - Proceed south out of Chichester along the Birdham Road (A286) towards West Wittering. After entering Birdham take the fourth turning on the right, just before the petrol station, into Crooked Lane. Take the second turning on the left and then first turning on the right into Florence Close. Number 32 is accessed via a footpath on the left. What3words - tricky.lighters.dribble

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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