



3 The Straight, Main Road, Birdham

A bespoke new house of exceptional quality.



- ▶ Large Lounge with Log Burner
- ▶ 4 Double Bedrooms/2 En Suite
- ▶ Stylish Kitchen/Diner
- ▶ Floors in Oak, Stone & Carpeting
- ▶ Views over Neighbouring Farmland
- ▶ Exceptional Quality
- ▶ Family Bathroom & Cloakroom
- ▶ Separate Utility Room
- ▶ Detached Garage, 2 Parking Spaces
- ▶ Energy Efficient/Low Maintenance

A rare opportunity to own a beautiful new home in the village of Birdham, just a short distance south of Chichester. Built by local developers Parnell Homes and ready for immediate occupation, The Straight comprises just 3 bespoke detached houses finished to an exceptional standard, offering impressive energy efficiency and low running costs. The ground floor has under-floor heating throughout.

No.3 is the largest of these high specification homes with hand cut roof tiles and cedar cladding, enjoying privacy and views across farmland. The property has 1,669 sq ft of flexible accommodation, has a 10 year Guarantee and comprises: locally-crafted oak front door leading to an impressive entrance hall with cloakroom. The spacious kitchen/dining room is complemented by the separate utility room and is fully fitted with Bosch integral appliances, 'Dove Grey' handleless doors and white stone worktops, creating a stylish impressive room. The generous lounge also has bi-fold doors opening to the rear garden, plus a brick and oak fireplace with log burner. An en-suite double bedroom completes the ground floor, whilst a further 3 bedrooms and family bathroom will be found on the 1st floor. The principal bedroom boasts an en-suite and far-reaching views of local countryside from the 'Juliet' balcony.

Outside, there are lawned gardens with grey Indian Sandstone paths, mature hedging, garage with electronic up-and-over door and 2 additional parking spaces.





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APPROX. GROSS INTERNAL FLOOR AREA 1669 SQ FT 155 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Location

The attractive, sought-after coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A further range of 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 'Glorious Goodwood' racecourse. There are excellent sailing facilities around Chichester Harbour and windsurfing from the blue flag beaches at West Wittering.

Directions

From Chichester, proceed in a southerly direction along the A286 road towards Birdham and The Witterings. Pass the Chichester Marina on the right hand side and continue along The Birdham Straight. The development will be found on the left hand side shortly before the mini roundabout.

222360 : BG/CE Rev 18/04/2016

