4 Kerwood, Crooked Lane, PO20 7HA

4 Kerwood,
Crooked Lane, Birdham
PO20 7HA

Guide Price £239,950

Situated in Birdham, this two-bedroom first-floor flat offers well-proportioned accommodation, including a spacious sitting room with a log burner, a modern fitted kitchen and a family bathroom. The property further benefits from off-road parking, a garage and an external drying area.

The accommodation is approached via an entrance door, with stairs rising to the first-floor landing. The landing provides access to all rooms and incorporates two useful storage cupboards with one housing the hot water cylinder, offering practical space for household items.

The sitting room is a particularly spacious room, positioned to the front of the property and featuring a large window which allows natural light to enter. A log burner provides an attractive focal point and offers an alternative source of heat, creating a comfortable setting for relaxing or entertaining.

The modern kitchen is fitted with a range of units providing storage and worktop space. Integrated appliances include an electric hob and an eye-level oven, whilst there is additional space for a slimline dishwasher and washing machine. The layout provides a practical area for everyday cooking.

There are two spacious bedrooms, both offering flexibility for a range of uses, whether as comfortable sleeping accommodation, a guest room or a home office. The bedrooms are served by a part-tiled family bathroom, providing the usual facilities.

Externally, the property benefits from off-road parking and a garage en bloc, providing useful additional storage or secure parking. There is also a designated drying area, offering a practical space for laundry.

Birdham is a popular village situated between Chichester and the coast, with convenient access to the surrounding villages and the Chichester Harbour area. The location provides a balance of village surroundings and accessibility to the wider amenities of Chichester, including its range of shops, restaurants and leisure facilities.

Overall, this is a well proportioned two bedroom flat with useful storage, a spacious sitting room and the added benefit of parking and a garage.

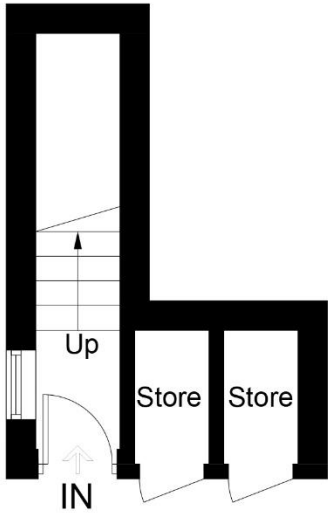
Tenure: Leasehold with Share of Freehold
From and including 25 March 1985 to and including 24 March 2174
Service charge of £700 per annum. Peppercorn ground rent.
Local Authority: Chichester District Council
Council Tax: Band C £2,195.27
EPC: E
Services: Mains water, electricity & drainage.
Heating Type: Electric heating.
Flood Risk: Very Low
Conservation Area: No

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

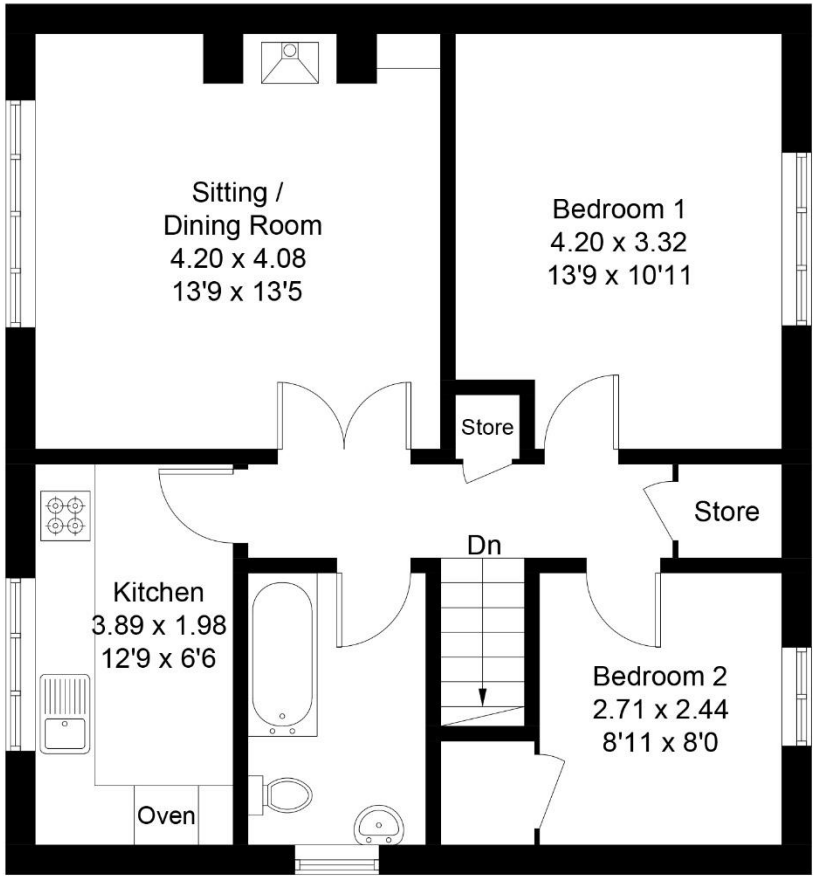
Produced for Astons of Sussex

Flat 4 Kerwood, Crooked Lane, PO20 7HA

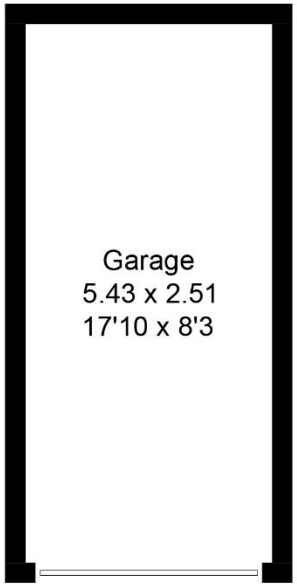
Approximate Gross Internal Area = 65.6 sq m / 706 sq ft
Garage / Stores = 15.8 sq m / 170 sq ft
Total = 81.4 sq m / 876 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

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 | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991