



Price Guide £500,000

32 Longmeadow Gardens, Birdham, PO20 7HP





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A very attractive and spacious detached bungalow of over 1,300 sq ft situated in this small, desirable close within only 3/4 mile of Birdham Pool in Chichester Harbour, 3.5 miles from the blue flag beach at West Wittering and 4 miles from Chichester with its comprehensive retail and leisure attractions and main line rail to London. The local store and Waitrose mini express are just 0.4 mile distant.

The property has three good sized bedrooms and has the considerable advantage of having a south facing rear garden backing onto a playing field. There is both gas fired central heating and Upvc framed double glazing.

Link to Virtual Viewing: <https://my.matterport.com/show/?m=MrhMF7ghVa6>

ENCLOSED PORCH ENTRANCE: Quarry tiled floor.

RECEPTION HALL: (E) Cloaks and storage cupboards. Access to loft area.

LIVING ROOM: (S) Marble fireplace and hearth with fitted 'coal effect' electric fire. Double doors leading in to Conservatory.

CONSERVATORY: (S) Part brick construction with Upvc framed double glazing and recently renewed poly carbonate roof, ceramic tiled floor, full height double glazed doors leading to the South facing garden.

KITCHEN: (N) Part tiled, matching range of wall and base cupboard units with inset 1.5 stainless steel sink. Space for cooker, fridge and plumbing for automatic washing machine and dish washer. Deep larder cupboard. Door leading into the garage.

SEPARATE W.C.: Part tiled, hand basin with cupboard under, low level W.C., chrome radiator/towel rail, ceramic tiled floor.

BEDROOM ONE: (N) One double and one single built-in wardrobe.

BEDROOM TWO: (S) Door leading out to the South facing garden. Built-in double wardrobe cupboard with hanging space and shelving,

BEDROOM THREE/STUDY: (N)

SHOWER ROOM: Fully tiled, shower cubicle with glass screen, mains water pressure shower, pedestal hand basin, low level W.C., ceramic tiled floor, chrome radiator/towel rail.

OUTSIDE: Backing on to the village playing field, the rear garden is a particular feature of the property. Facing south, it is enclosed with high wooden fencing and hedging. Immediately to the rear of the property there is a large paved terrace with Garden Shed leading onto a large central lawn surrounded by established shrubs and trees and offering a high degree of privacy. At the rear of the garden there is a separate produce section with three raised vegetable beds and a Potting Shed.

The garden to the front is open plan, laid to lawn with a long concrete driveway leading to the attached garage provides additional parking for several cars.

ATTACHED GARAGE 23'5" x 9'1" (7.13m x 2.76m) with electrically operate roller door, door to rear garden.

SERVICES: Main services are connected.

TENURE: Freehold.

COUNCIL TAX BAND: F.

VIEWING: By prior appointment through this office please.



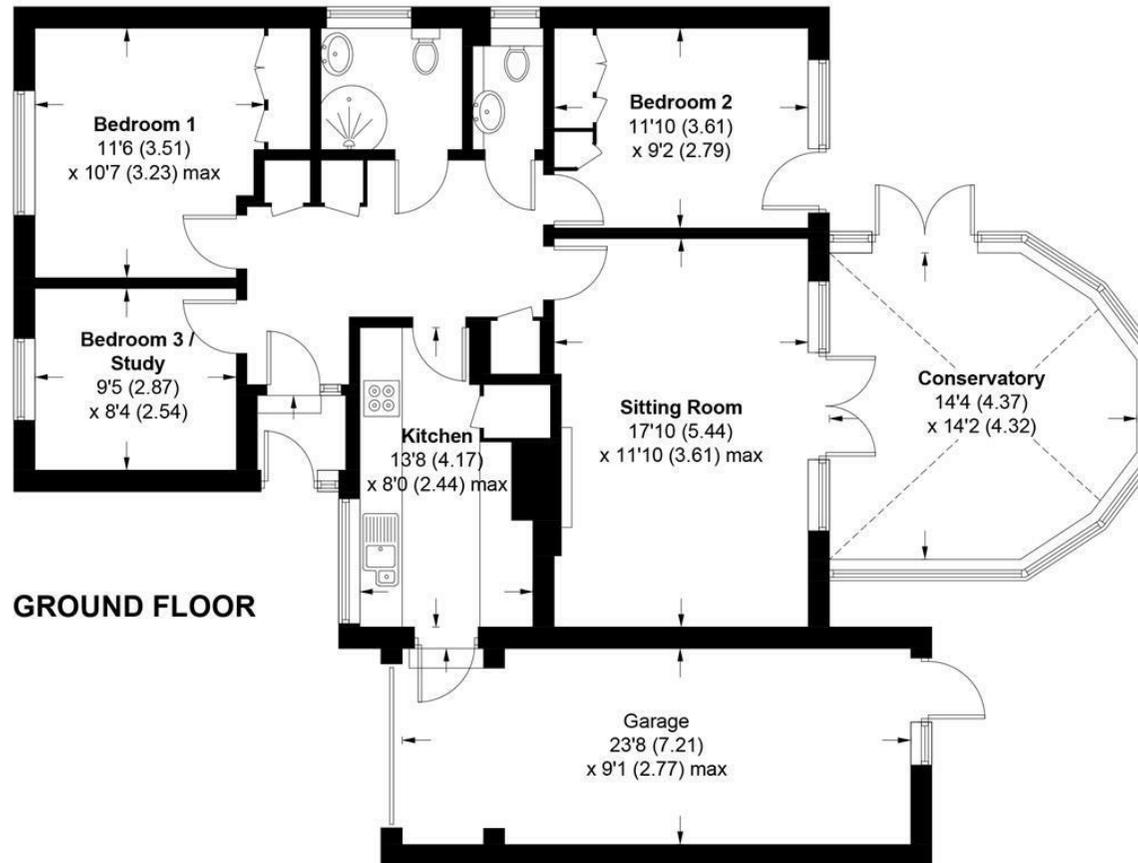








**32, Longmeadow Gardens, PO20 7HP**  
APPROXIMATE GROSS INTERNAL AREA = 1312 SQ FT / 121.9 SQ M  
(INCLUDING GARAGE)



**GROUND FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271379)

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