



Guide Price £455,000
Sandpipers, 114b Crooked Lane, Birdham, PO20 7ET





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A well presented and deceptively spacious three bedroom semi - detached home with easily maintained and landscaped westerly aspect rear garden, conveniently situated within easy reach of a local stores, bus stops, primary school and recreation grounds.

Recent improvements include wood flooring to lounge/dining room, entrance hall and first floor bedroom areas. The contemporary kitchen includes an excellent range of floor and wall mounted cupboards, with tiled floor, integrated dishwasher and washing machine, double electric oven, five burner hob and filter hood.

With ample off road parking to the front, Sandpipers provides a comfortable family sized home, in a village location within nearby reach of Chichester Harbour and the private beach at West Wittering. Viewing is highly recommended.

Entrance Hall

With cloaks storage and under stairs storage area.

Cloakroom

Wc and wash basin.

Kitchen

Comprising a range of floor and wall mounted cupboards with fitted worktops and inset stainless steel sink with mixer tap. Integrated double oven with five burner hob and stainless filter hood. Integrated dishwasher and washing machine. Space for fridge/freezer. Wall mounted Vaillant gas fired combination boiler. Door to side access.

Sitting/Dining Room

With feature fireplace surround and patio doors opening onto the landscaped rear garden.

Landing

With doors to:

Bedroom 1

Built in wardrobe cupboards.

Bedroom 2

Bedroom 3

With skilling ceiling and roof window.

Bathroom

Comprising a shower, wc, wash basin with vanity unit and part tiled walls.

Outside

Sandpipers is approached from Crooked Lane via a gated entrance leading to the landscaped and gravelled driveway with ample off road parking. The enclosed rear garden has been landscaped within last two years to include an extensive paved patio area adjoining the rear of the property, with brick planters and a principally lawned garden with flower/shrub borders including a timber garden shed and summer house.

Council Tax

BAND D

EPC Band

Band C

Viewing

By appointment please with Baileys 01243 672217





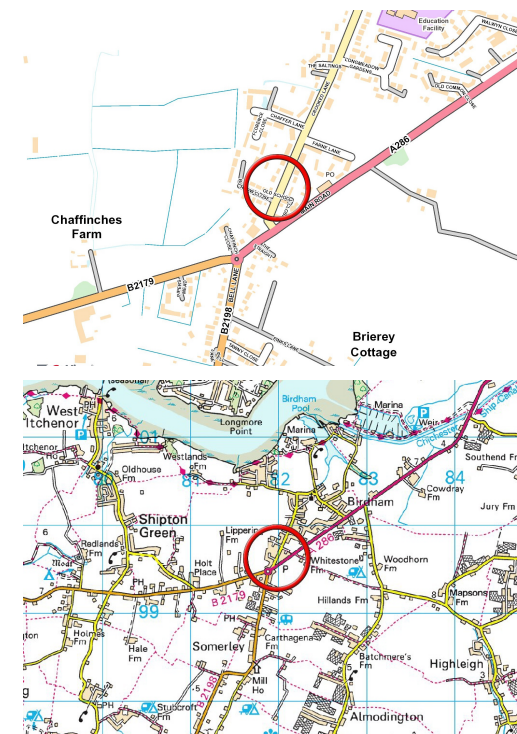


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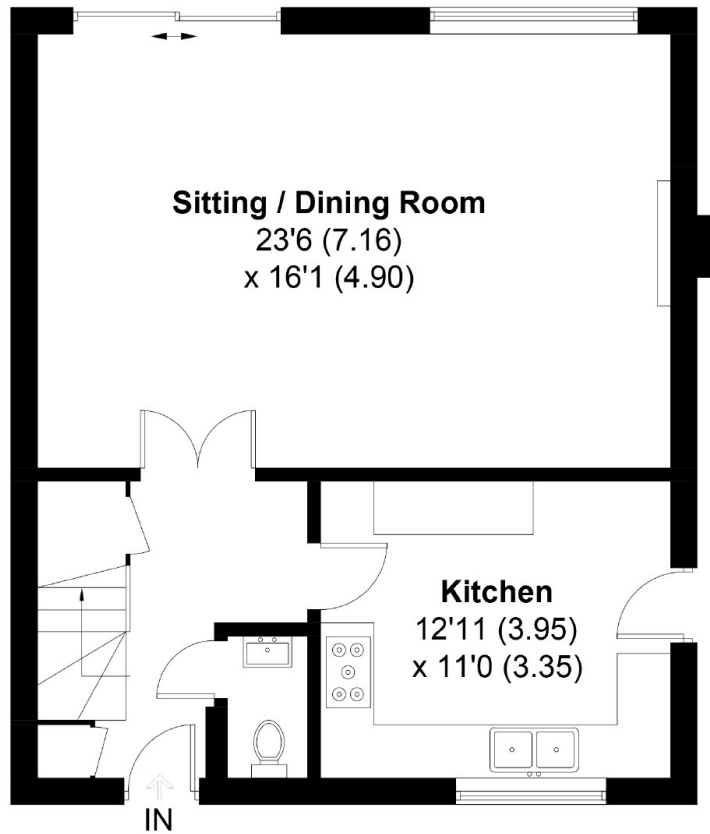
NEAREST

- SHOPS** 0.2 miles

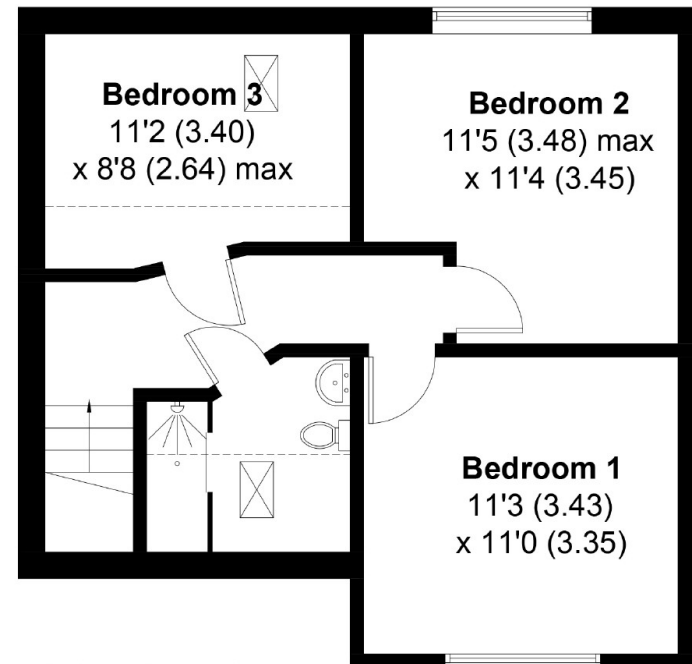
- SCHOOL** 0.3 miles


Sandpipers, Crooked Lane, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1147 SQ FT / 106.6 SQ M



GROUND FLOOR



FIRST 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. (ID427604)

Produced for Baileys Estate Agents

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