



Guide Price £495,000

14 Longmeadow Gardens, Birdham, West Sussex, PO20 7HP





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A detached three bedroom bungalow with a contemporary and tastefully re-designed "on trend interior". It stands on a corner plot at the end of this popular close, overlooking school fields and is close to Birdham Pool, the village Church and school.

The 'L' shaped open plan Kitchen/Breakfast Room/Sitting Room provides a spacious and bright family living space, with separate utility, storeroom and study/bedroom 4. Toward the other end of the bungalow are three bedrooms and a bathroom with free standing bath and double shower.

To the front there is off road parking and flower and shrub borders. The rear garden includes a large timber storage shed with views over the school field beyond. Viewing is highly recommended.

Entrance Lobby: Front door and covered lobby.

Cloakroom: Wc and wash basin.

Sitting Room Area: With large picture window and open plan li to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room area: Comprising a range of floor and wall mounted cupboards with contrast worktops and inset sink with mixer tap. Gas kitchen range with 5 burner hob (available by separate negotiation). Integrated filter hood above. Dishwasher and Refrigerator. Island unit with breakfast bar. Dining area with bi-fold doors opening onto the rear patio and garden area.

Utility Room: With a range of wall mounted storage cupboards. Sink unit with mixer tap. Space for washing machine and tumble dryer stack.

Study: A twin aspect room with bi-fold door opening onto the rear patio and overlooking the garden - potential Bedroom 4/ guest room. .

Bedroom One: A twin aspect room with fitted wardrobe cupboards.

Bedroom Two: Twin aspect room with fitted wardrobe cupboards.

Bedroom Three:

Bathroom: Free standing bath, shower, wc and wash basin.

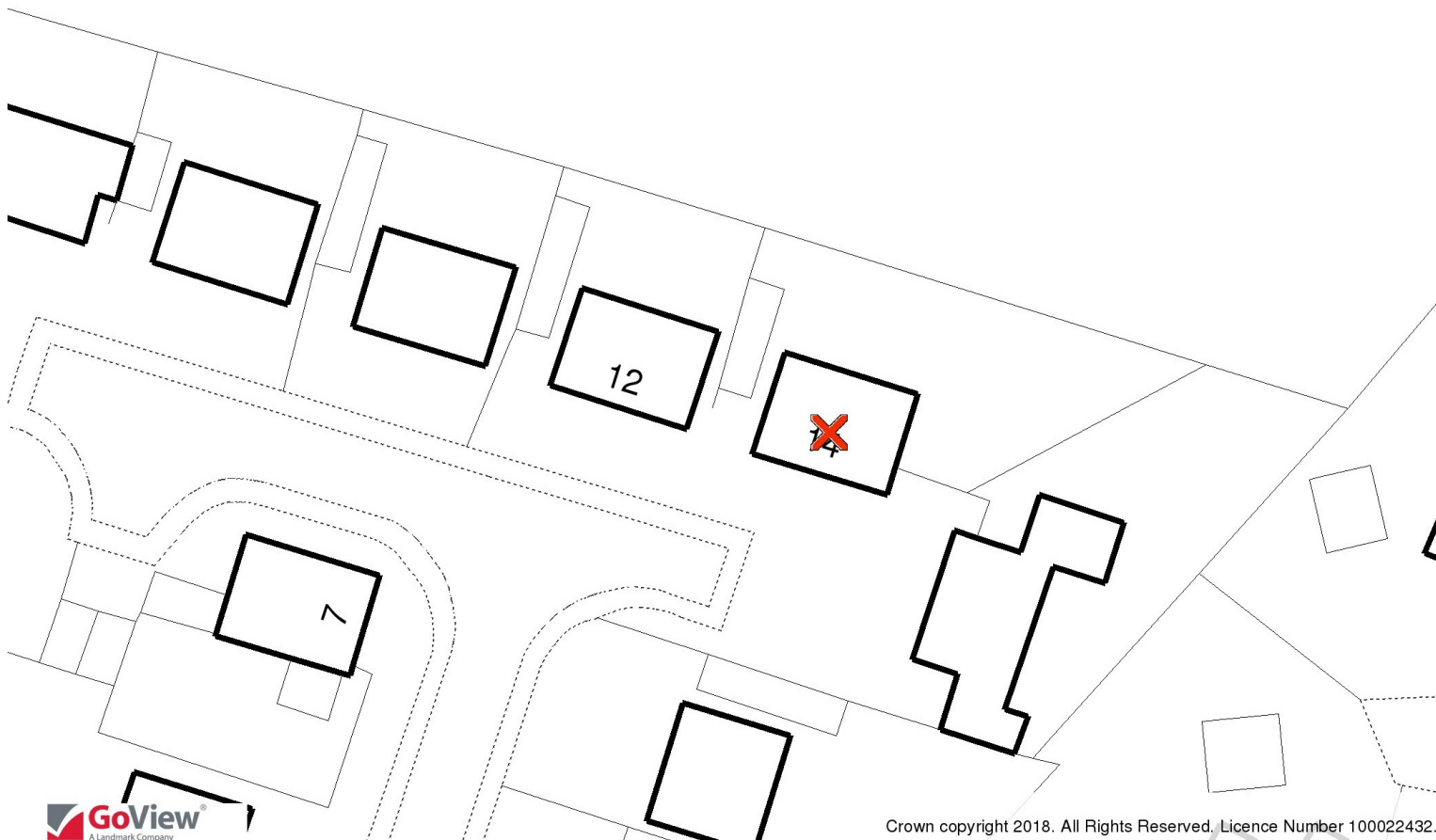
Store: Accessed from outside and from the Utility Room. An ideal gym space/bike store with light and power connected.

Outside: The property is approached via a driveway providing off road parking. The front garden area is open plan with shrubs and plants. The rear garden comprises an area of lawn with plant and shrub borders. The rear garden abuts the Birdham Primary School field with an open aspect to the rear. There is a large timber garden store in the rear garden and a rear pedestrian gate, leading to the front garden area .





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NEAREST



SHOPS 0.4 miles



SCHOOL 0.2 miles



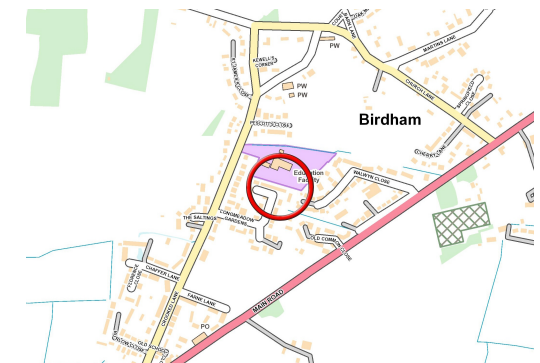
BEACH 3.7 miles



BUSES 0.4 miles

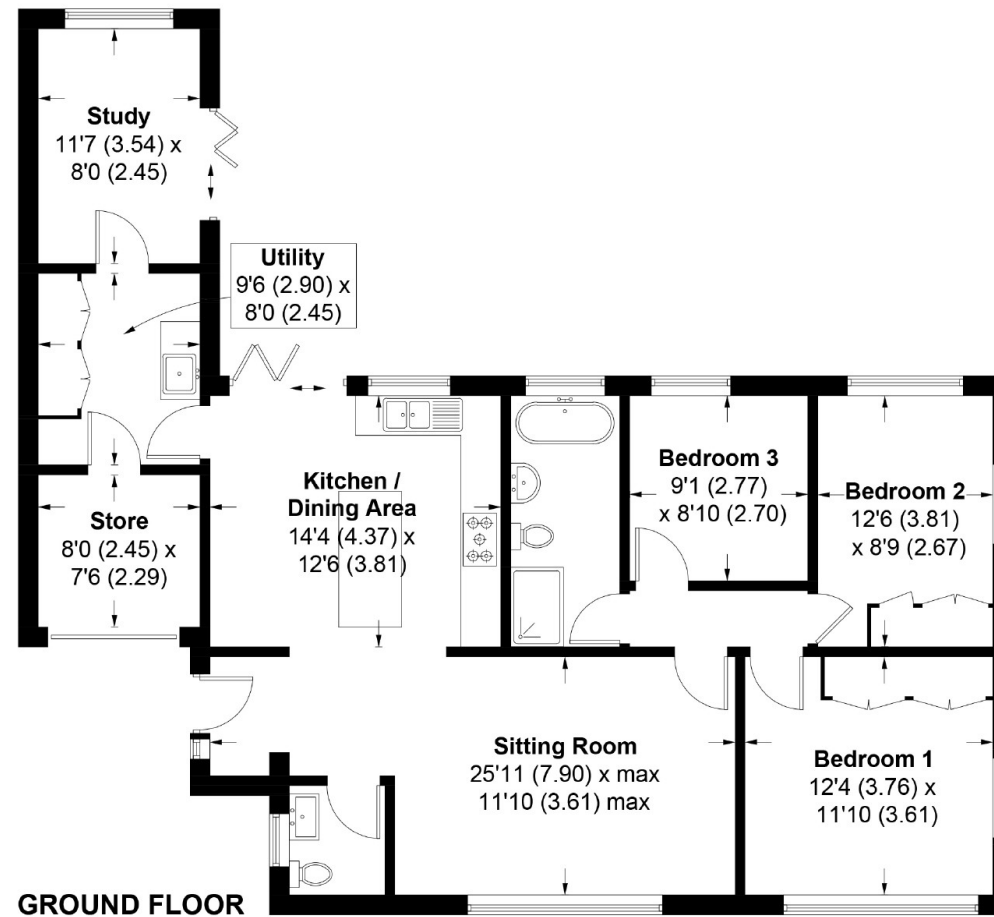


TRAINS 4.8 miles



Long Meadow Gardens, Birdham, PO20

APPROXIMATE GROSS INTERNAL AREA = 1191 SQ FT / 110.7 SQ M



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. (ID630881)

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