



Price Guide £750,000

Barn Tiles, Pescotts Close, Birdham, West Sussex PO20 7HD





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Situated in this attractive semi-rural location, a beautifully presented residence that has been re-modelled in recent years and now offers a spacious and adaptable layout which includes a stunning open plan kitchen/dining room with vaulted ceiling, gallery and bi-fold doors leading on to the garden.

Birdham Pool and Chichester Harbour are just 0.8 miles away with the beaches within 2.8 miles.

**Entrance Hall:**

Wide board wood flooring

**Sitting Room:**

Large fireplace with fitted wood burning stove. Wide board wood flooring. Wooden open tread stairs to first floor.

**Open plan Kitchen/Dining Room:**

A stunning, light, room with feature vaulted ceiling and gallery. Bi-fold doors lead onto the garden and there is ceramic tiled flooring throughout. The kitchen has Shaker style units with a comprehensive range of floor and wall units with solid wood worktops, Butler sink and peninsular unit with breakfast bar. Integrated dishwasher, space for fridge/freezer and range cooker.

**Utility Room:**

Door to outside:

**Bedroom Two:**

Walk in Dressing Room with access to shower room.:

**En-Suite Shower Room:**

Walk in Shower with glass panel and mains unit. Wash hand basin with cupboard under and w.c.

**Bedroom Three:**

Double built in wardrobe.

**Bedroom Four:**

Two built in wardrobe cupboards. Door to outside.

**Family Bathroom:**

Panelled bath with mains shower over, wash hand basin with cupboard below and w.c. Ceramic tiled floor.

**First Floor:**

**Family Room:**

**Bedroom One**

Built in cupboards. Access to under eaves storage area.

**Bathroom:**

Freestanding panelled bath with wall hung wash hand basin and low level w.c. ceramic tiled flooring.

**Outside:**

**Home Garden Office:**

Recently constructed. insulated, electric heating, sliding doors to the garden

**South Facing Rear Garden**

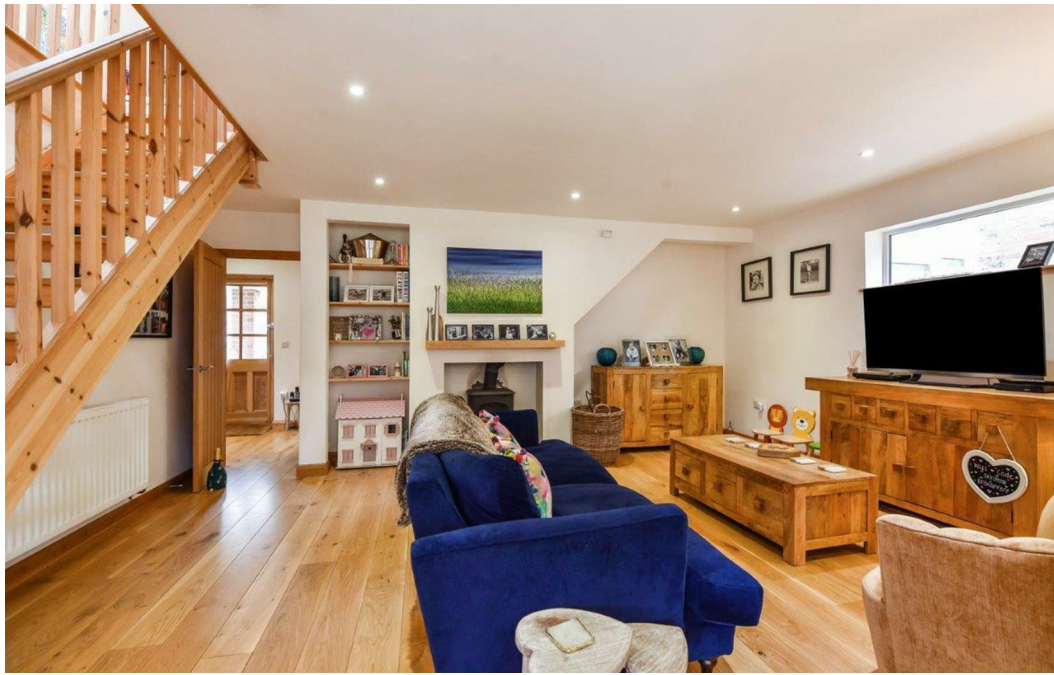
This is laid mainly to lawn with close boarded fencing to the boundaries and there is a small deck area. There is a timber garden shed and lean-to store.

The front garden is laid to lawn and there is a gravel and concrete drive with parking for several vehicles.

**Viewing:**

By appointment with the office, please. 01243 672217.
















## NEAREST

-  **SHOPS** 1/2 mile
-  **SCHOOL** 350 yards
-  **BEACH** 2.8 miles
-  **BUSES** 1/2 mile
-  **TRAINS** 4.2 miles



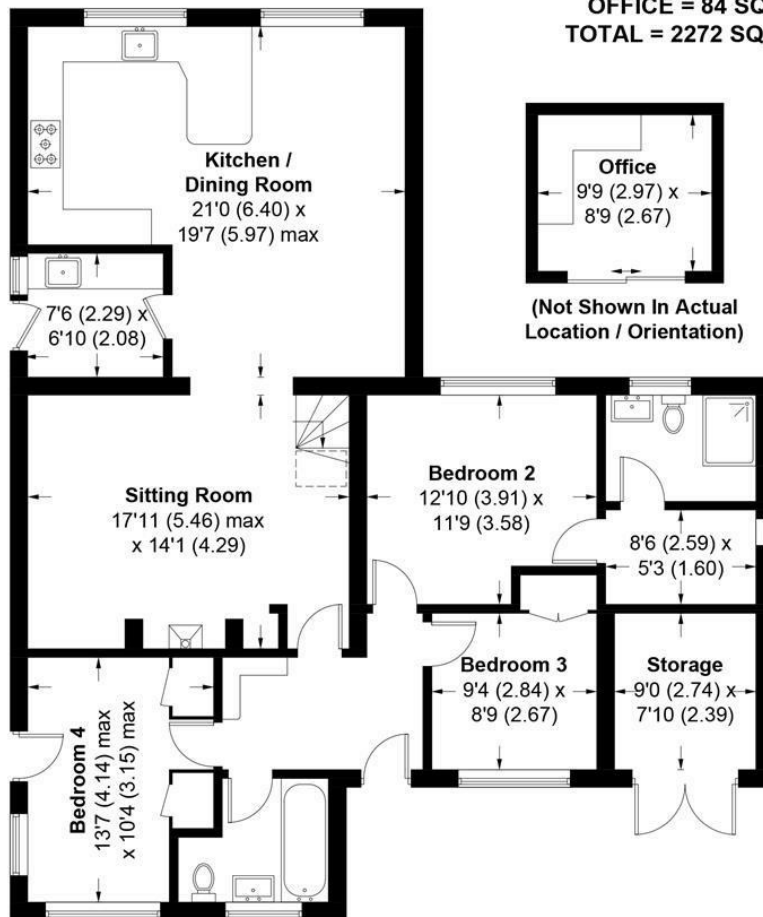
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APPROXIMATE GROSS INTERNAL AREA = 2117 SQ FT / 196.7 SQ M  
(INCLUDING EAVES)

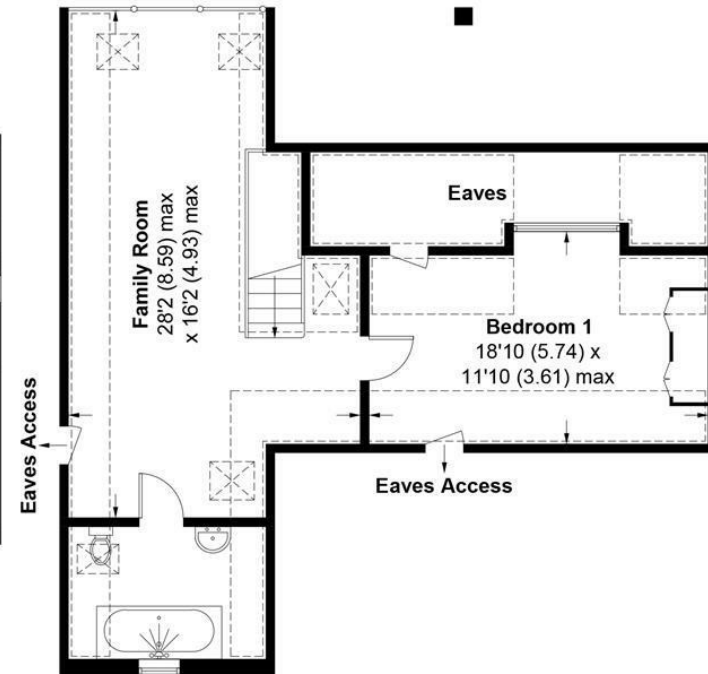
STORAGE = 71 SQ FT / 6.6 SQ M

OFFICE = 84 SQ FT / 7.8 SQ M

TOTAL = 2272 SQ FT / 211.1 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. (ID689847)

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