



Offers Over £500,000

Wisteria, Church Lane, Birdham, Nr Chichester, West Sussex PO20 7AT





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C



E

A beautifully presented three bedroom house situated in Church Lane, a sought after location within the older part of Birdham village, close to the nearby Church and within a short walking distance of nearby country lanes and farmland leading toward Birdham Marina and Chichester Harbour.

The property has been updated throughout and comprises a spacious open plan kitchen/diner/garden room area with folding doors leading onto the south facing paved terrace and principal garden beyond. The garden has been attractively landscaped and planted with flower and shrub borders, flanked by a lawned area with garden shed and screened, off road parking.

The deceptively spacious accommodation has been designed to maximise space and light and includes a separate sitting room, a range of built in cupboards providing useful storage, gas fired central heating and double glazed windows and attractive feature wood flooring to the ground floor. We highly recommend a viewing.

Virtual viewing link: <https://my.matterport.com/show/?m=Meyoe8Vduy2>

Entrance Hall: Stairs to first floor with half landing.

Sitting Room: (SW) Fire surround. Door to outside courtyard. Designer style vertical radiator.

Kitchen/Dining/Garden Room: (SW and NE) Kitchen Area: Comprehensive range of Shaker style wall and base cupboard units with solid wood worktops, Bosch cooker with gas hob over and cooker hood, further integrated oven, 1-1/2 inset sink unit and integrated dish washer, Double door built in cupboard, understairs

cupboard. Dining/Garden Room area: Bi-fold doors leading out to the garden. Two built in storage cupboards.

Utility Lobby (NE) with sink and space for washing machine. Door to outside.

First Floor Landing: Access to loft area.

Bedroom One: (SW) Built in wardrobe cupboard.

Bedroom Two: (SW and NE) Two built in wardrobe cupboards.

Bedroom Three: (NE)

Bathroom: Panelled bath with mains shower over, pedestal wash hand basin and low level W.C. Three tiled walls. Chrome ladder style towel rail.

Outside.

There is a small courtyard to the rear of the property with paving and enclosed by high close boarded fencing. The front garden faces south west and so benefits from the sunnier aspect with beautifully maintained with lawn surrounded by established flower and shrub borders. Immediately to the rear of the living room is sunny paved terrace area and wisteria clad wall. Toward the end of the garden is a timber garden shed and adjoining Church Lane is an off road parking area screened from the garden.

N.B. Although showing as being in Band E this is in the process of being re-assessed and in our opinion should come down.

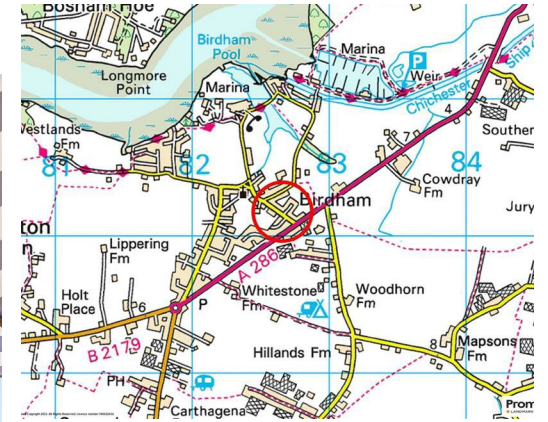
Viewing: By strict appointment with Bailey please, 01243 672217.







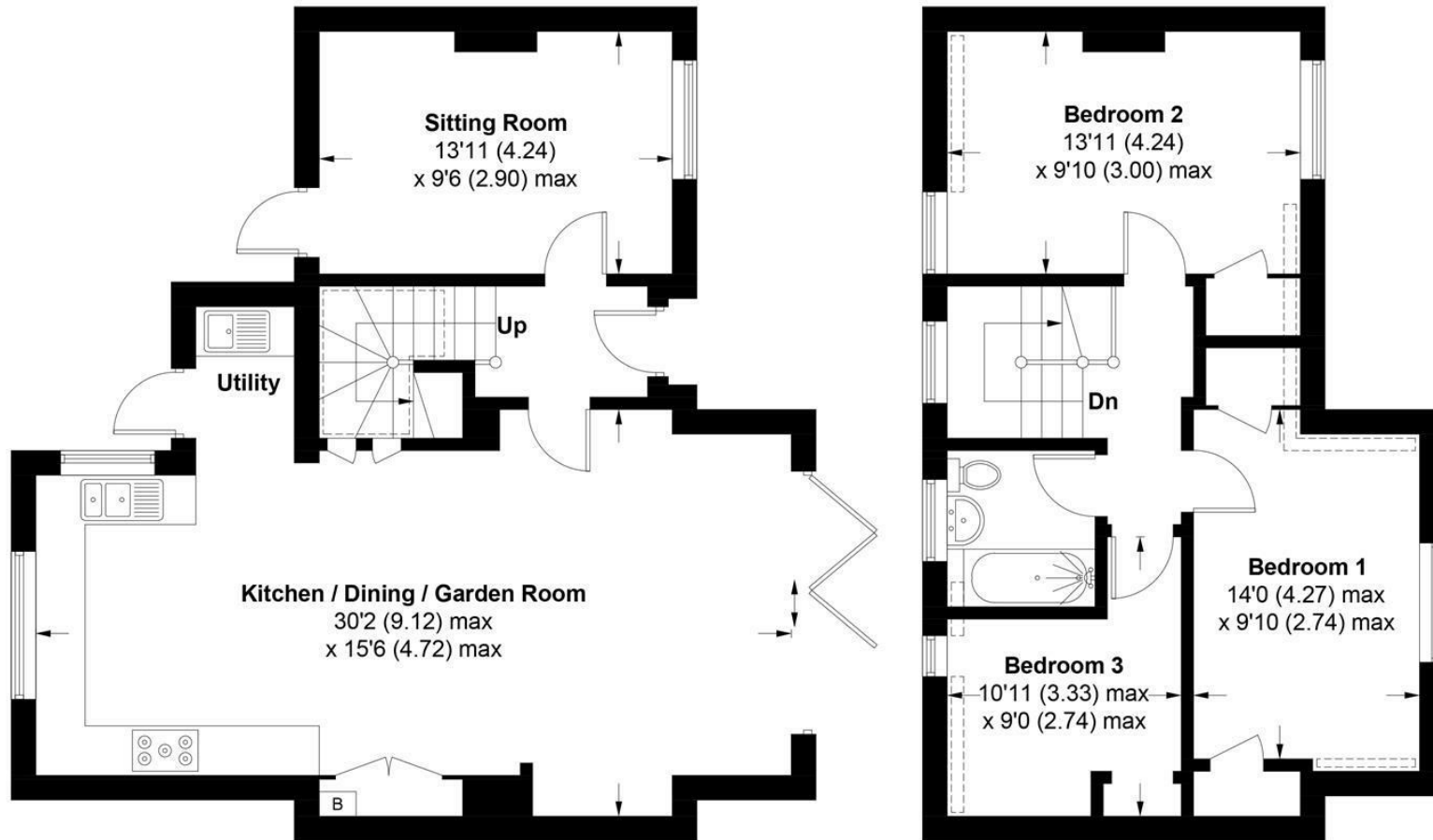




# Church Lane, PO20 7AT



APPROXIMATE GROSS INTERNAL AREA = 1185 SQ FT / 110.1 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. (ID1005230)

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