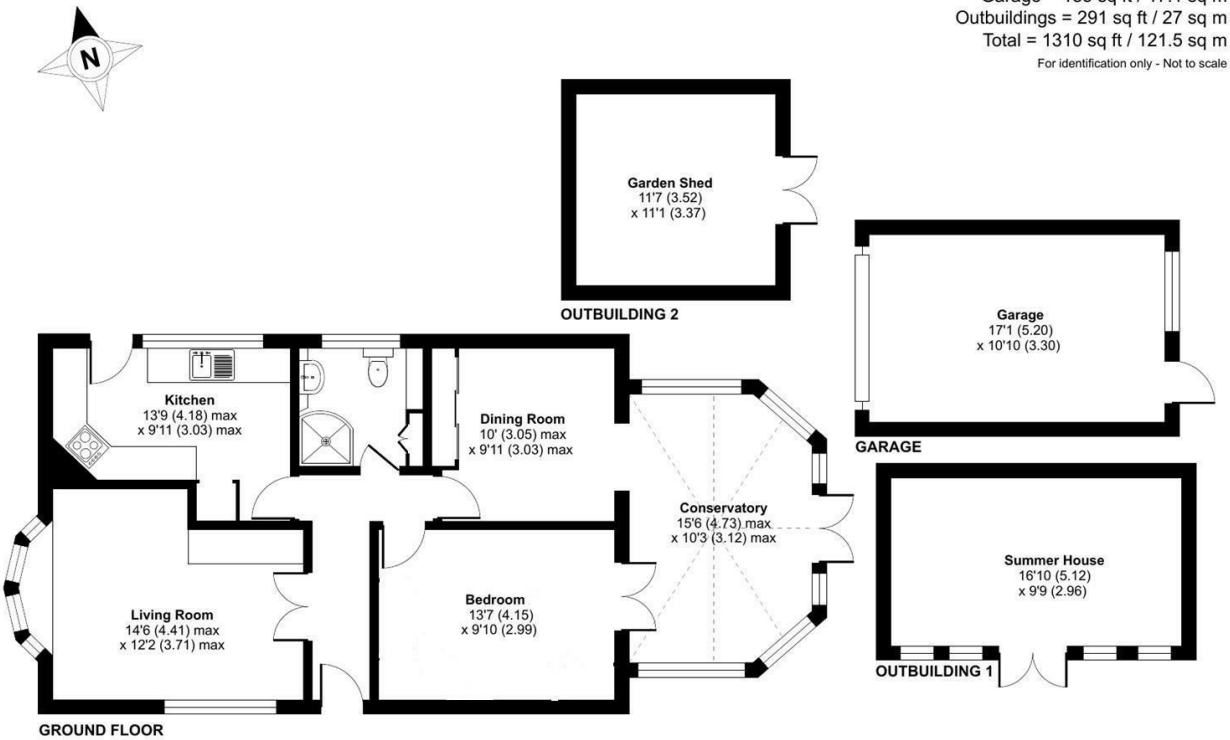
Sims Williams

97 CROOKED LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7ET

Approximate Area = 834 sq ft / 77.4 sq m
Garage = 185 sq ft / 17.1 sq m
Outbuildings = 291 sq ft / 27 sq m
Total = 1310 sq ft / 121.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1262555

Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,495 PCM

97, CROOKED LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7ET

- Recently renovated detached bungalow
- Spacious double bedroom
- Versatile living accommodation with separate dining room
- Bright conservatory overlooking the rear garden
- Modern fitted kitchen with integrated appliances
- Brand new garden room ideal for home working or hobbies
- Garage and driveway providing off-road parking
- Convenient Birdham village location close to local amenities
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

Recently renovated throughout, this beautifully presented detached bungalow offers deceptively spacious and versatile accommodation in the sought-after village of Birdham.

The property welcomes you into a spacious entrance hall leading to a bright sitting room with a feature bay window and fitted display cabinetry. A modern fitted kitchen provides a range of contemporary units with integrated appliances, while the separate dining room offers flexible living space and opens into a generous conservatory overlooking the rear garden.

The accommodation includes a generous double bedroom and a stylish shower room, with the versatile reception rooms allowing purchasers to adapt the layout to suit their individual needs, whether for formal dining, a hobby room or additional living space.

Outside, the enclosed rear garden has been thoughtfully landscaped with a decked seating area and enjoys the addition of a brand new garden room, ideal as a home office, studio or gym. A greenhouse and garden shed provide useful additional storage.

To the front, the property benefits from a garage and driveway providing off-road parking. Ideally positioned within easy reach of local amenities, Chichester Marina, Chichester Harbour and the city of Chichester, this is a wonderful opportunity to acquire a beautifully presented home in a highly desirable village location.

Directions...
From Chichester proceed in a southerly direction on the A286 signposted to The Witterings. After about 5 miles on entering Birdham village turn right into Crooked Lane just before the petrol station. The property can be found about 50 yards along on the right hand side.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract