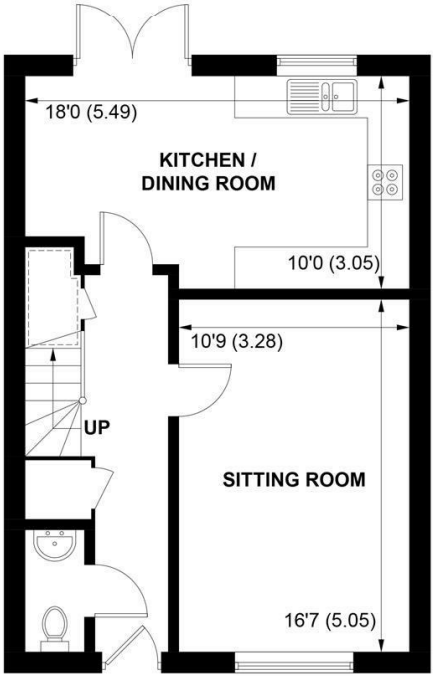
Sims Williams

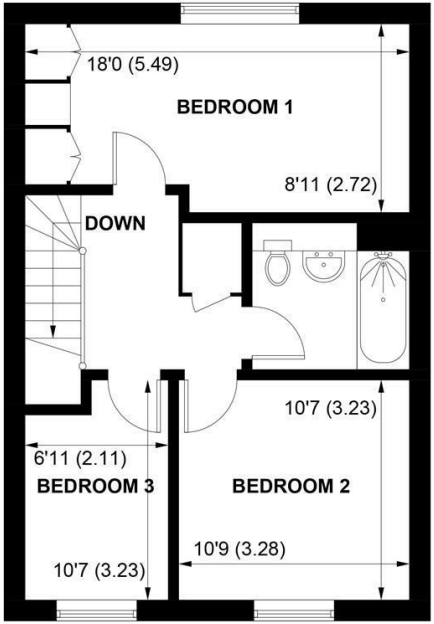
3, TAWNY CLOSE, BIRDHAM, WEST SUSSEX, PO20 7FA

MUM

= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 981 SQ FT / 91.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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£475,000 Freehold

3, TAWNY CLOSE, BIRDHAM, WEST SUSSEX, PO20 7FA

- Modern 3 Bedroom House
- End Of Terrace
- Sitting Room
- Kitchen/Diner
- Bathroom, Cloakroom
- Private Garden
- Driveway
- Immaculately Presented
- Popular Village Location

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = C

An immaculately presented end of terrace house located in the popular village of Birdham.

The property comprises of a private entrance leading through to W/C and under stairs storage space and lounge. The well equipped kitchen has integrated appliances and a spacious dining area with double doors leading out to the private rear garden.

On the first floor there are 3 bedrooms, master bedroom includes built in wardrobes. There is a hallway storage cupboard and a family bathroom with shower over bath.

The well maintained rear garden is laid to lawn with a patio area and established flower boarders. The garden incudes a handy garden shed.

The property benefits from access to a private driveway which will accommodate three cars.

The property is located with within walking distance to the local village of Birdham with its stores, Post Office and highly regarded school. Close by are the sandy beaches of Bracklesham Bay and The Witterings, the historic Cathedral city of Chichester is just five miles north, with designer and high street shops, restaurants and activities for all the family.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

Follow the A286 south out of Chichester (Stockbridge Road) signposted to The Witterings. Follow the road for about 5 miles and at the mini roundabout take the first exit signposted to Bracklesham. The property can be found about 100 yards along on the left hand side.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract