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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		



22 Walwyn Close, Birdham, PO20 7SR
 Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft (Excluding Void)
 Garage = 30.8 sq m / 331 sq ft
 Total = 195.5 sq m / 2104 sq ft
 Produced for Stride & Son Estate Agent.



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Walwyn Close, Birdham

22 Walwyn Close, Birdham, Nr. Chichester, PO20 7SR.

Situated in this popular harbour village some 4 miles south of Chichester, an extremely attractive detached family house. The property which is approximately 20 years old was built by Messrs. Stirland to an extremely high standard and offers **4 bedrooms** with family ensuite bathroom, well-appointed kitchen/breakfast room, 2 reception rooms and a large conservatory. The house has UPVC double glazing, gas fired central heating, **south and west facing garden**, attached double garage and off-street parking.

22 Walwyn Close is located in a quiet close of similar houses and is within easy reach of Chichester harbour at Birdham Pool and within walking distance of local post office stores. West Wittering beach is approximately 3 ½ miles to the south and there is a regular bus service to Chichester city centre.

The accommodation is arranged as follows:

Covered entrance with part glazed front door to:

SPACIOUS ENTRANCE HALL: 16'8 x 7'3. Laminate wood flooring. Broom/meter cupboard. Under stairs cupboard. Double radiator.

CLOAKROOM: Low level WC. Wash hand basin. Radiator. Extractor fan.

SITTING ROOM: 19'7 x 11'8. Fireplace with stone surround and hearth. Double radiator. TV aerial point. Double glazed doors to:

CONSERVATORY: 10'11 x 10'6. Double glazed UPVC construction with electric light and power. Double radiator. Double glazed door to west facing terrace and garden.

KITCHEN/BREAKFAST

ROOM: 19'8 x 9'9. Extensive range of fitted base and wall cupboards. Inset 1 ½ bowl stainless steel sink. Neff electric double oven. AEG ceramic hob with cooker hood over. Integrated fridge/freezer and dishwasher. Peninsula unit dividing **BREAKFAST AREA:** Double radiator. Glazed door to:

UTILITY ROOM: 9'11 x 5'. Range of base and wall units. Inset stainless steel sink with mixer tap. Plumbing for washing machine. Space for dryer. Broom cupboard. Radiator. Worcester gas boiler for domestic hot water and central heating. Extractor fan. Half glazed door to garden.

FAMILY/DINING ROOM: 12'8 x 11'8. Radiator.

Stairs to:

1st FLOOR LANDING: Airing cupboard with lagged copper cylinder (immersion). Hatch with folding ladder to insulated loft.

BEDROOM 1: 12'8 x 11'9. Two built in double wardrobes. Radiator. TV aerial and telephone points.

BATHROOM ENSUITE: White suite comprising corner bath with mixer tap, shower attachment and tiled surround. Low level WC. Fully tiled shower cubicle with glazed screen with overhead and hand held shower wands. Pedestal wash hand basin with light, shaver point and mirror over. Extractor fan. Heated ladder rack towel rail.

BEDROOM 2: 13' x 9'5. Built in double wardrobe. Radiator.

BEDROOM 3: 11'10 x 9'4. Built in double wardrobe. Radiator. TV point.

BEDROOM 4: 11'10 x 10'. Radiator. Telephone point.

FAMILY BATHROOM: White suite comprising panelled bath with tiled surround and mixer tap. Low level WC. Fully tiled shower cubicle with thermostat control and glazed screen. Pedestal wash hand basin with light, shaver point and mirror over. Radiator. Towel rail. Extractor fan.

SERVICES: All main.

COUNCIL TAX: Band F

EXTERIOR: The property is approached via brick paved driveway with **off street parking for 2/3 cars** leading to an attached **double garage 18'11 x 17'6** with electric up and over door, electric light and power, loft storage space and courtesy door to rear garden. To the front of the property is a good sized lawned garden with mature trees and shrubs a side gate leading to a **west facing rear garden** with extensive paved terrace, outside light and water tap bounded by shrubberies. To the south is a further paved terrace with timber pergola, aluminium framed green house being bounded by a brick wall to the south and well fenced.

PRICE GUIDE: £785,000 FREEHOLD

DIRECTIONS: Leave Chichester to the south on the A286 following signs to The Witterings. Follow the road for approximately 3 ½ miles and half-way down the Birdham Straight just after the turning into Church Lane, turn right into Walwyn Close. Follow the road into Walwyn Close and at the head of the road No22 will be found on the corner, on the left hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

