





## 28 Longmeadow Gardens, Birdham

A spacious detached bungalow in a quiet cul-de-sac location less than one mile from Birdham Pool Marina

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- ▶ A highly desirable detached bungalow
- ▶ Cul-de-sac location
- ▶ Cloakroom
- ▶ Single garage and private drive
- ▶ Open plan living space, plus conservatory
- ▶ Popular village
- ▶ Secluded garden

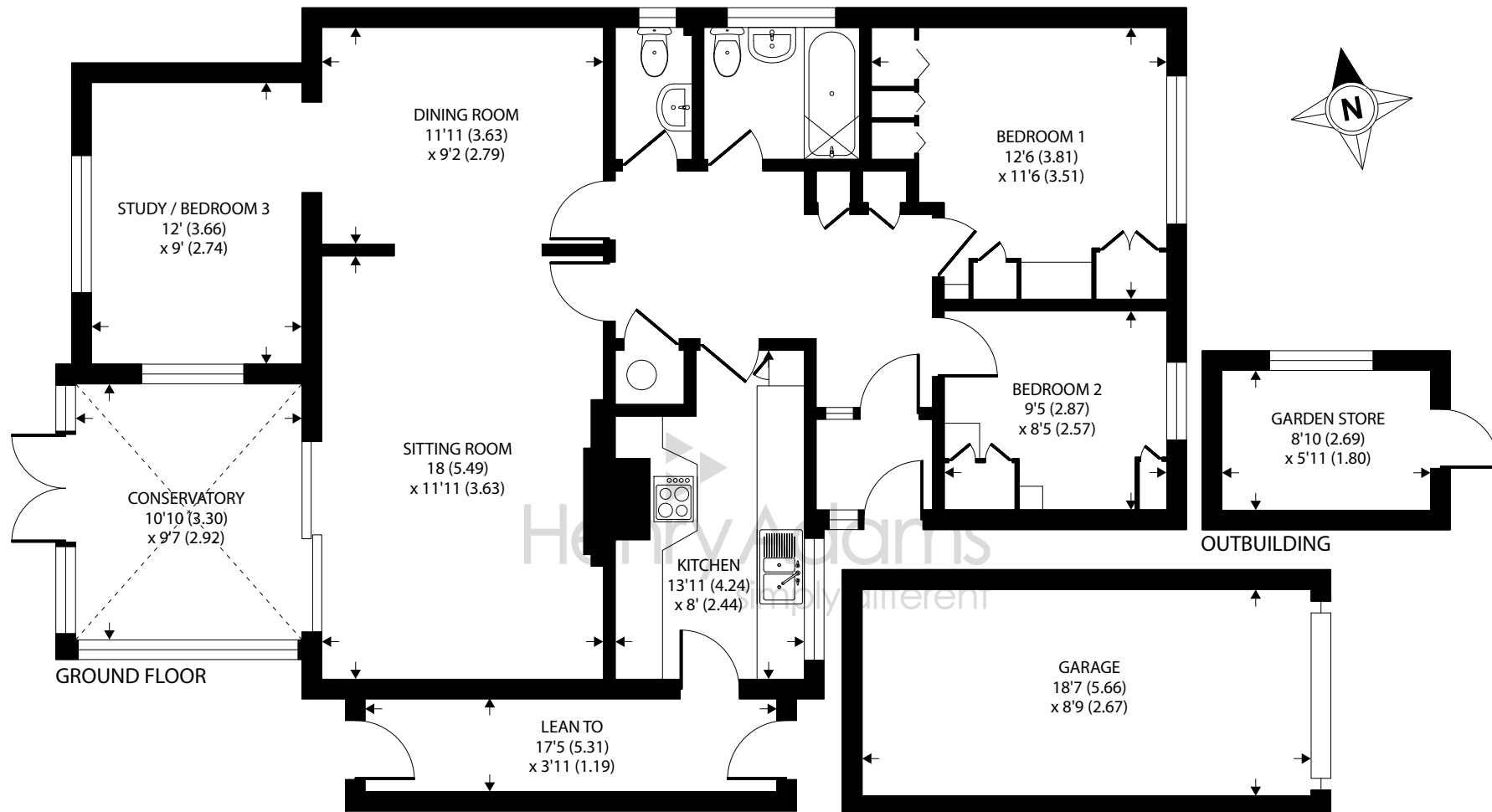
An extended two/three bedroom detached bungalow nestled in a secluded corner plot garden in a quiet residential cul-de-sac in the waterside village of Birdham.

This well presented home offers versatile accommodation which is currently arranged as three reception areas plus a double-glazed conservatory. A study/third bedroom is accessible from the dining room, however, lends itself to being a third bedroom if desired. There are two bedrooms, a modern bathroom and separate cloakroom. The kitchen has a range of white fronted cupboard units and an integrated electric oven, ceramic hob and hood.

The gardens are enveloped by mature hedges providing a high degree of privacy, both front and rear. A driveway for one car leads to a single garage with a remote-controlled electric door.

Chichester District Council - 24/25 Tax Band E £2,739.08





Approximate Area = 1113 sq ft / 103.4 sq m (excludes lean to)

Garage = 166 sq ft / 15.4 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1331 sq ft / 123.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Longmeadow Gardens is a quiet cul-de-sac located in the attractive village of Birdham which offers some local facilities including a primary school, convenience store and petrol station. A further range of facilities, including a doctor's surgery, can be found at East Wittering which is approximately two and a half miles distant. The nearby cathedral city of Chichester offers excellent high street shopping, the Festival Theatre and a mainline railway station to London. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

## Directions

Proceed south on the A286 (Witterings road). On entering Birdham take the first turning on the right into Church Lane and proceed into Crooked Lane. Take the second turning on the left into Longmeadow Gardens and take the turning right into the cul-de-sac where the property is in the corner on the right.

<https://what3words.com/caskets.loves.uttering>

06/10/23

