



6a Burlow Close, Birdham

A spacious individual semi-detached chalet style bungalow with fabulous countryside views



- ▶ Select private cul-de-location
- ▶ Well appointed kitchen/breakfast room
- ▶ Conservatory
- ▶ Wide drive providing ample parking
- ▶ Bright spacious accommodation
- ▶ Annexe permutation if desired
- ▶ En-suite ground floor principal bedroom
- ▶ No onward chain

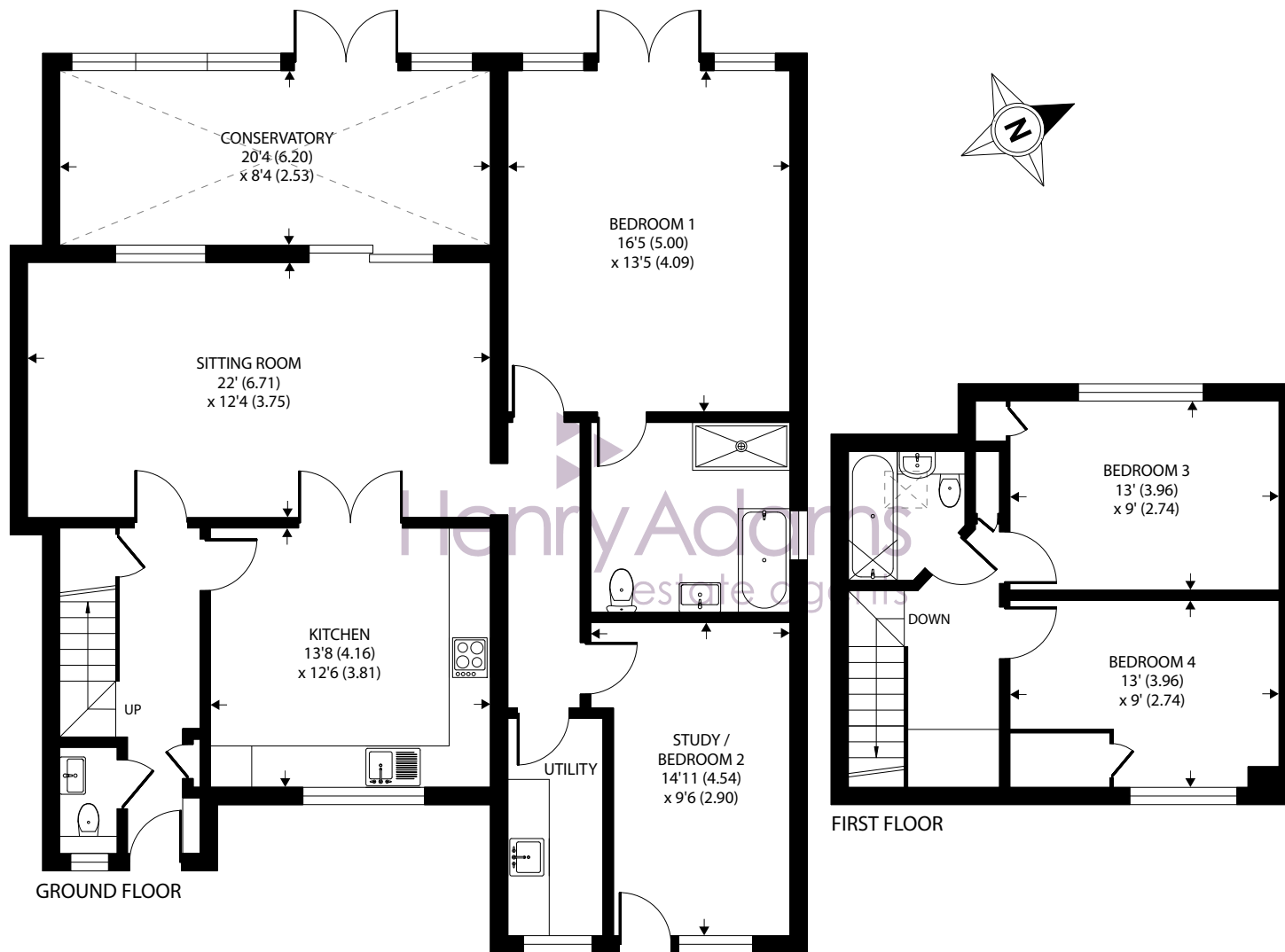
Introducing this stunning three bedroom chalet bungalow, a spacious and individual semi-detached home that boasts breathtaking countryside views.

Upon entry, one is greeted by an inviting entrance hall leading to a convenient cloakroom, setting the tone for the stylish living space within. The property features a bright and airy sitting room that seamlessly flows into the well-appointed kitchen/breakfast room. The kitchen is a chef's dream, equipped with an extensive range of cupboards, a Belling Range cooker, cooker hood, dishwasher, and a free-standing American style fridge freezer, making meal preparation a delight.

One of the highlights of this bungalow is the smart double glazed sunroom/conservatory, featuring a glass roof and French doors that open up to the attractive rear garden. Added in 2011, the property was extended to include a luxurious principal bedroom with a generously sized en suite bathroom/shower room, an additional bedroom, and a utility room, offering the potential to be utilised as a self-contained annexe should one desire. The extension has the benefit of gas fired underfloor heating linked to the main central heating system. The first floor of the property comprises two charming bedrooms and a modern family bathroom.

Outside, a five-bar gate welcomes you to a wide block-paved driveway, lined with a mature laurel hedge creating a sense of privacy and charm. The side access leads to the lawned rear garden with a spacious patio area, perfect for al fresco dining and entertaining, overlooking the green fields beyond.





Approximate Area = 1680 sq ft / 156 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

The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately 2 1/2 miles distant. The nearby city of Chichester offers excellent high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the blue flag beaches at West Wittering.

Directions

From Chichester proceed south on the A286 to Birdham and The Witterings. Towards the end of the Birdham Straight, turn right into Crooked Lane just before the garage. Take the next turning on the left into Burlow Close and proceed to the end where the property is on the left. what3words - winks.sandpaper.stuns

Chichester District Council - 24/25 Tax Band D £2,241.07

