





6 Old Common Close, Birdham

Stylish end of terrace home in a waterside village.



- ▶ **A fabulous end of terrace in Birdham village**
- ▶ **Immaculately presented throughout**
- ▶ **Well-proportioned sitting room**
- ▶ **Four bedrooms**
- ▶ **South facing rear garden**
- ▶ **Stylish contemporary accommodation**
- ▶ **Select cul-de-sac location**
- ▶ **Impressive kitchen/dining room**
- ▶ **En-suite shower and family bathroom**
- ▶ **Integral garage**

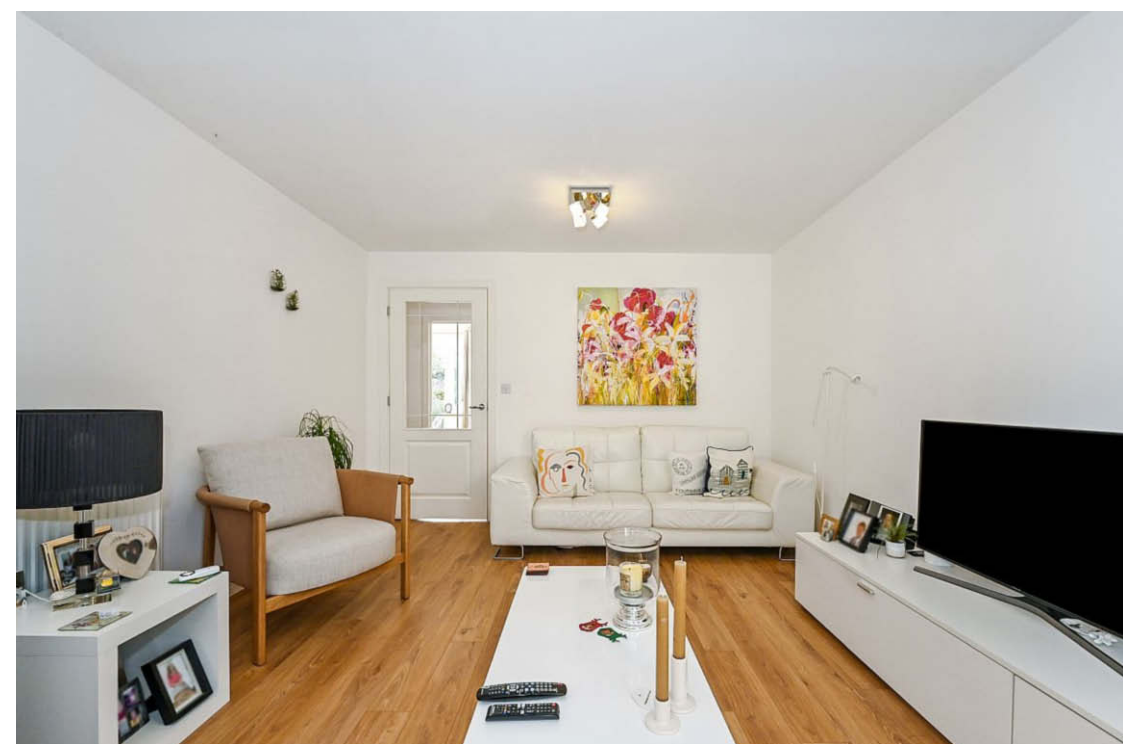
Nestled within a select cul-de-sac location in a popular waterside village setting, this exceptional end of terrace home offers stylish contemporary accommodation and is immaculately presented throughout.

Upon entering the property, you are welcomed by an inviting entrance hall that leads seamlessly into a well-proportioned sitting room, providing the perfect space for relaxation and entertaining. An inner hall and cloakroom add to the convenience of the layout.

The heart of the home lies within the impressive kitchen/dining room, which boasts integrated appliances including a double oven, ceramic hob, cooker hood, fridge freezer, dishwasher, and washing machine. French doors lead out to the delightful south facing rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor living experience.

Upstairs, the property features four bedrooms, with the principal bedroom benefiting from an en-suite shower room for added privacy and convenience. A family bathroom serves the remaining bedrooms, offering a modern and stylish space for residents and guests alike.

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






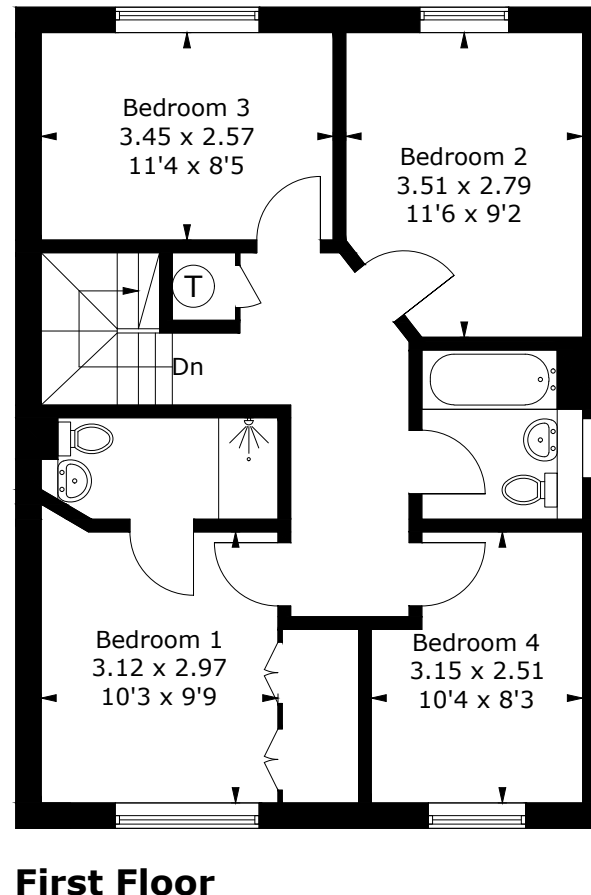
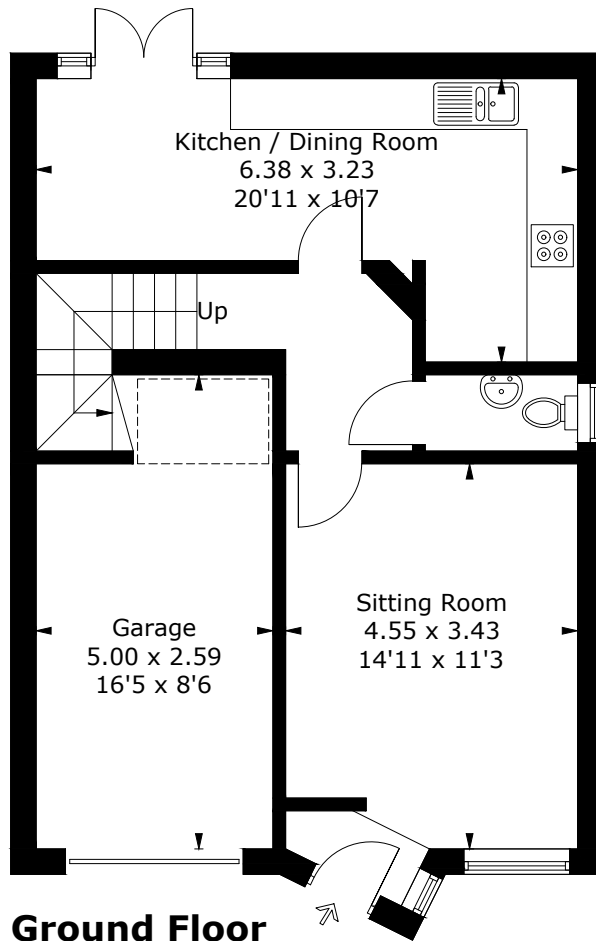


Old Common Close, PO20

Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1008959)

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.

Outside

The property boasts a private block-paved drive leading to a single garage, providing ample parking and storage solutions. The attractively landscaped rear garden completes the property, offering a tranquil retreat and the perfect setting for outdoor activities and al fresco dining.

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.

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