



Astons
of Sussex
Residential Sales & Lettings



14 Old Common Close, Birdham, PO20 7SE

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Guide Price £325,000

A well presented and deceptively spacious three bedroom terraced home in Birdham, ideally positioned for Birdham Pool and the Marina offered for sale CHAIN FREE.

Built by Bellway Homes in 2014, the property offers around 1,000 sq ft of well planned accommodation, making it an excellent option for families, first-time buyers or those looking for a modern home in a sought-after village location.

The ground floor centres around a spacious L-shaped sitting/dining room with French doors opening onto the westerly facing rear garden. The separate kitchen is well laid out and features a built-in double oven, gas hob and integrated tall fridge freezer. It also offers potential to create an open-plan kitchen/living/dining space, subject to any necessary consents. A cloakroom completes the ground floor.

Upstairs, there are three good-sized bedrooms and a family bathroom. Two of the bedrooms comfortably accommodate double or king-size beds, while the principal bedroom also benefits from an en suite shower room.

Outside, the enclosed rear garden enjoys a westerly aspect and is designed to be easy to maintain. It is mainly laid to lawn with a patio providing space for outdoor dining and a timber shed for additional storage.

The property also benefits from two allocated parking spaces.

Birdham is a popular village on the Manhood Peninsula, offering a local shop, primary school and easy access to Chichester Harbour. Birdham Pool Marina is within easy reach, making the location particularly appealing to sailing enthusiasts, while the beaches at West Wittering and Bracklesham Bay, together with the city of Chichester, are all easily accessible.



LOCATION

East Wittering village centre is within a short drive and offers a comprehensive range of everyday amenities, including a primary school, doctor's surgery, pharmacy, dentist, independent shops and convenience stores.

Much of the surrounding countryside is designated National Landscape, offering excellent walks around Chichester Harbour, while the nearby Salterns Way cycle route links West Wittering with Itchenor, Chichester Marina and Chichester.

The Cathedral City of Chichester, approximately 5 miles away, provides a wider selection of high street retailers, restaurants, cafés and leisure facilities, together with sports centres, a multi-screen cinema, the award-winning Pallant House Gallery and the internationally renowned Festival Theatre.

For commuters, Chichester railway station provides regular services to London Victoria in approximately 1 hour 40 minutes via Gatwick Airport, while nearby Havant station offers faster services to London Waterloo in around 1 hour 20 minutes.

Tenure Freehold | Council Tax Band C | EPC C

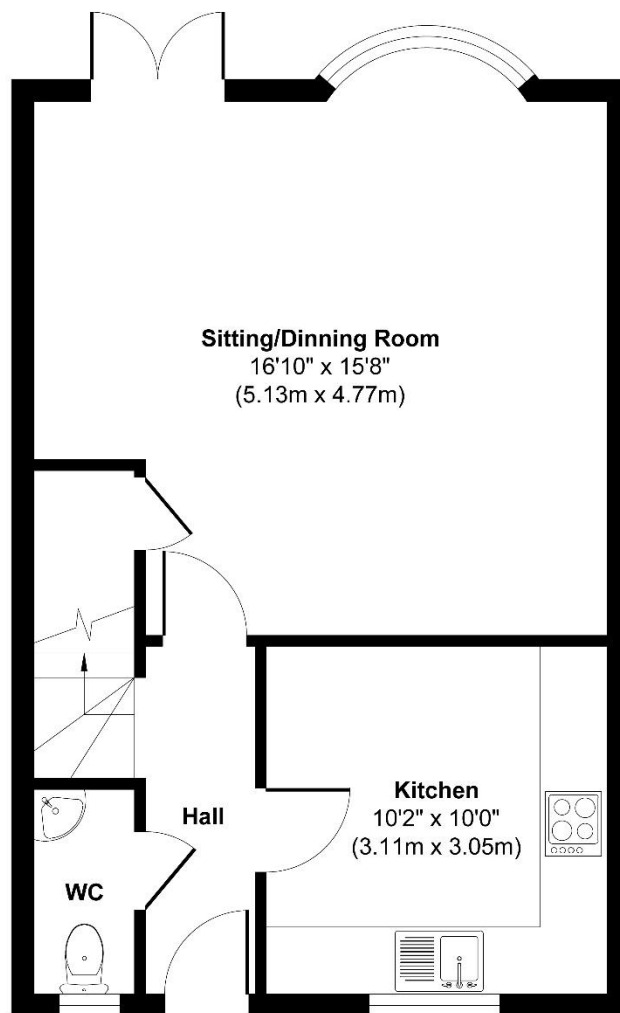
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Note:

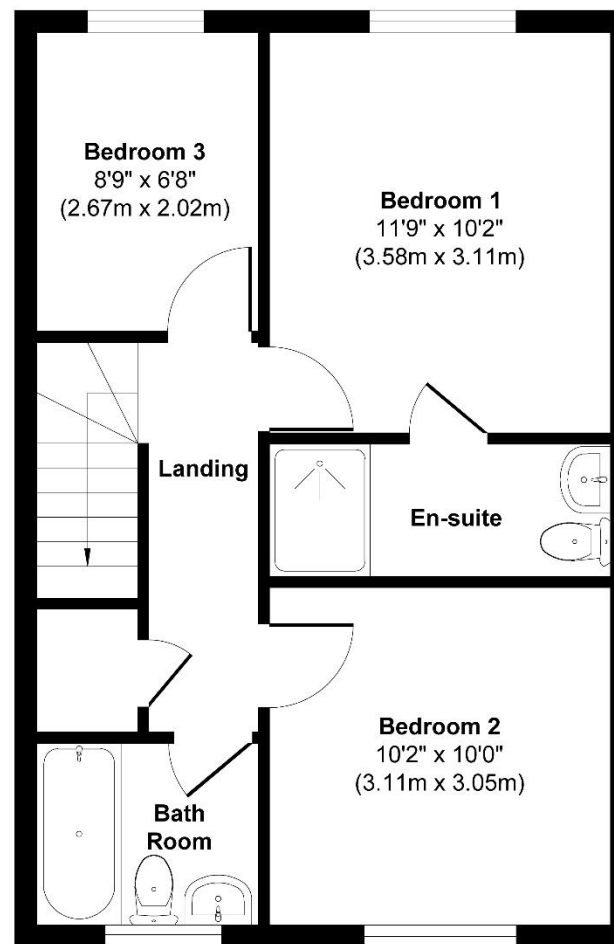
Estate management charge of approximately £512 per annum.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.





Ground Floor
Approximate Floor Area
447 sq. ft
(41.54 sq. m)



First Floor
Approximate Floor Area
440 sq. ft
(40.93 sq. m)

Approx. Gross Internal Floor Area 887 sq. ft / 82.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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