



# 27 Rowan Close

## Birdham, West Sussex

PO20 7FF

Guide Price **£575,000**

A beautifully designed, nearly new two bedroom detached bungalow located in Birdham, West Sussex. This spacious property measures 1,159 sq ft (107 sq m) (including outbuildings but excluding car port) and comprises; two large bedrooms (both with fitted wardrobes) with the principle suite having en suite facilities and double doors opening onto the patio, kitchen with integrated appliances, bathroom & separate cloak room & a spacious multi aspect sitting room, more than big enough to accommodate a dining table. All rooms are situated off of the central hallway and all doors are wide enough to accommodate those with mobility needs.

Measuring approximately 78 ft wide & 33 ft deep, the rear garden is mainly laid to lawn and exceeds the expectations of a typical new build development and offers sun traps and areas of shade. There is also an extensive patio area and a custom built garden studio with additional storage shed. Parking for two vehicles under the double carport is located to the side of the bungalow.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	95
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## LOCATION

The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions, further local amenities include a 'Nisa' local supermarket and a soon to be completed Waitrose mini store. Further facilities including a primary school, convenience store and petrol station are within walking distance. East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.

## Tenure

Freehold.

## Council Tax

Band E

**Sitting/Dining Room 18'5" (5.61m) x 15'3" (4.65m)**

**Kitchen 13'2" (4.01m) x 8'0" (2.44m)**

**Bedroom 1 15'11" (4.85m) x 9'6" (2.9m)**

**En Suite**

**Bedroom 2 13'5" (4.09m) x 8'6" (2.59m)**

**Bathroom**

**Studio 18'11" (5.77m) x 12'5" (3.78m)**

**Shed 8'0" (2.59m) x 6'0" (1.83m)**

**Carport 18'1" (5.51m) x 17'2" (5.23m)**

## General Information

Connected to all mains services. Gas central heating to radiators.

Service charge of £365.00 per annum payable to KTS Estate Management.

**Viewing strictly by appointment only.**

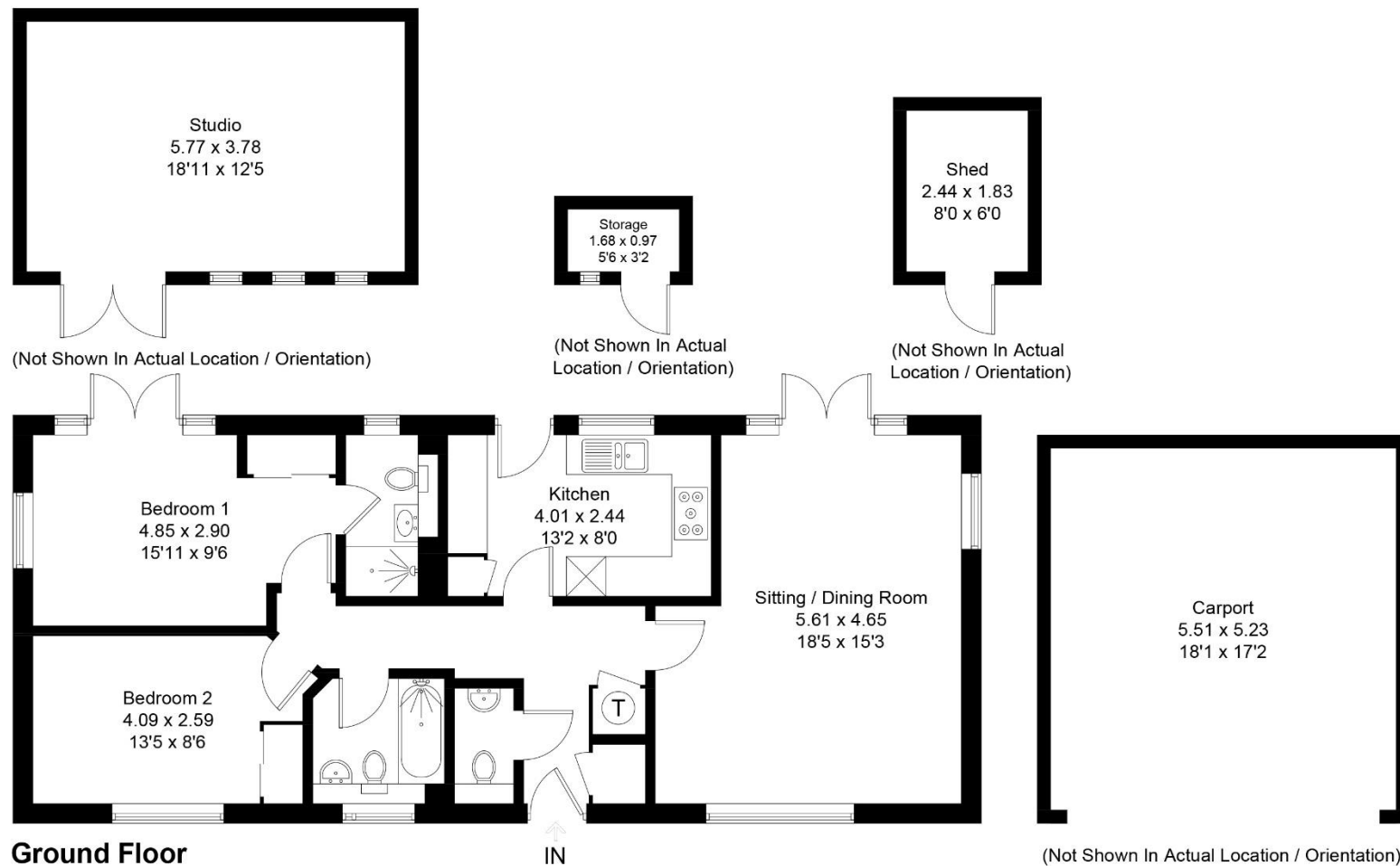




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## 27, Rowan Close, PO20 7FF

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft  
Out Buildings = 28.0 sq m / 301 sq ft (Excluding Carport)  
Total = 107.7 sq m / 1159 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Selsey Office  
104-106 High Street  
Selsey, West Sussex  
PO20 0QG

01243 607809

1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk  
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa OnTheMarket.com rightmove

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