



Astons
of Sussex
Residential Sales & Lettings



7 Florence Close, Birdham, PO20 7DX

7 Florence Close, Birdham Chichester, PO20 7DX

Guide Price £450,000

This significantly extended three-bedroom end terrace house is situated in Birdham and offers well-proportioned accommodation, enhanced by a substantial double-storey side extension. The property combines practical family living with an impressive kitchen/dining room, a principal bedroom suite and a large enclosed rear garden.

The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor, a useful storage cupboard and doors leading to the sitting room, kitchen/dining room and cloakroom/WC.

The sitting room overlooks the rear garden and provides a comfortable space to relax, with doors leading through to the conservatory. The conservatory enjoys views across the garden and has doors opening directly outside, creating a useful additional reception area with easy access to the garden.

A particular feature of the property is the impressive kitchen/dining room, which occupies the ground floor of the double-storey side extension. This striking space provides ample room for both cooking and dining, making it well suited to everyday family life and entertaining.

The kitchen is fitted with an extensive range of wall and base units with oak Shaker-style doors, complemented by contrasting brass handles. Integrated appliances include a double oven with grill, two microwaves and a tall fridge freezer, whilst there is also space for a dishwasher and an American-style fridge freezer. The room is finished in a contemporary style and provides a practical and well-appointed focal point for the ground floor. Underfloor heating adds further comfort.



On the first floor, there are three bedrooms, all large enough to accommodate at least a double bed and a refitted family bathroom. The principal bedroom is particularly noteworthy, forming part of the upper level of the double-storey extension and providing a substantial bedroom space. It benefits from its own en suite shower room and a walk-in wardrobe, offering useful storage and a degree of separation from the remaining bedrooms.

Outside, the property enjoys a large, fully enclosed rear garden, with an area of lawn complemented by raised planters. The garden offers considerable space for outdoor activities, gardening and entertaining. Further benefits include a large workshop and a separate potting shed, providing valuable additional storage and practical space for those with hobbies or an interest in gardening.

Overall, this extended home offers versatile accommodation, a standout kitchen/dining room and a principal bedroom suite, together with a substantial rear garden. It is likely to appeal to buyers seeking additional living space both inside and out, within the village of Birdham.

Please note that there is a motorized lift rising from the sitting room to bedroom 2, as shown in the floorplan.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band C £2,195.00

EPC: C

Services: Mains water, gas, electricity & drainage.

Heating Type: Gas heating to radiators.

Conservation Area: No

What3words: decoding.spared.swerves

Parking: On street

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.

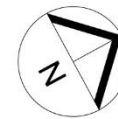


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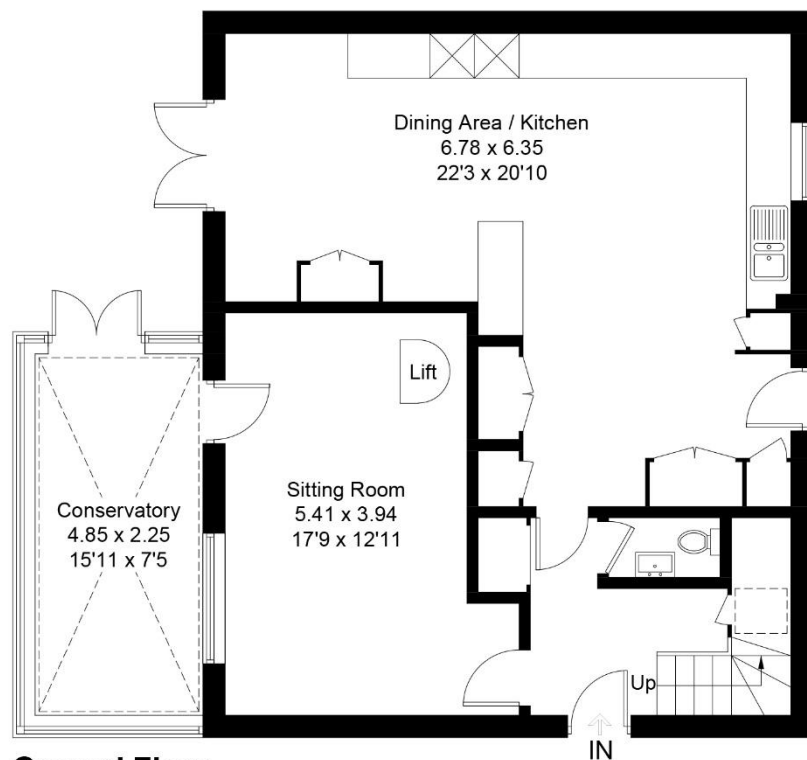
Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft

Outbuildings = 16.1 sq m / 173 sq ft

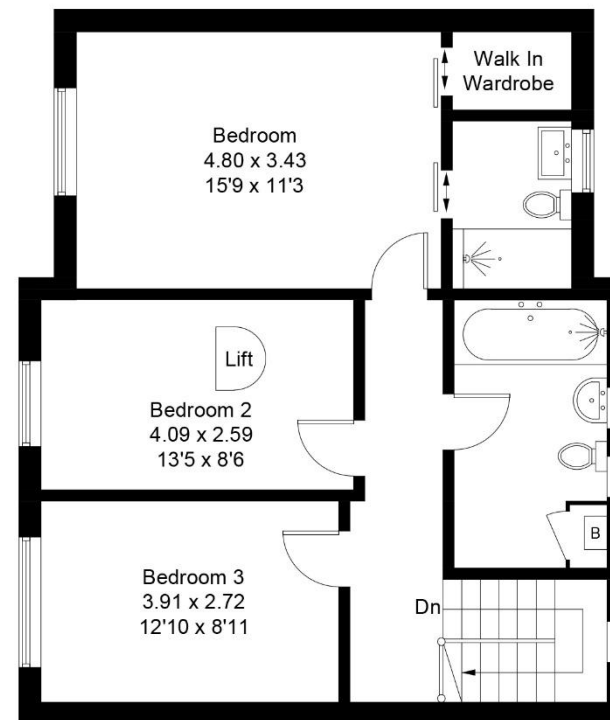
Total = 163.7 sq m / 1762 sq ft



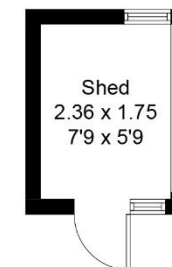
 = Reduced headroom below 1.5m / 5'0



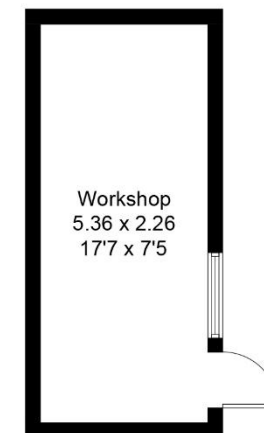
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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