



Astons
of Sussex
Residential Sales & Lettings



Weyfleet, Crooked Lane, Birdham, PO20 7HB

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Price £650,000

2 bedroom DETACHED bungalow, fully MODERNISED with a free flowing lay out. Private mature garden with driveway parking & GARAGE. NO FORWARD CHAIN.

This immaculate detached bungalow has been comprehensively modernised in recent years and offers spacious, thoughtfully configured accommodation, with particular consideration given to accessibility. Positioned on a generous plot, the property also benefits from a mature and private rear garden, ample off-road parking, and a garage. It is offered for sale with no forward chain.

Internally, the property is arranged around a wide entrance hall, with hard-wearing flooring that continues through the principal circulation areas — a practical and durable solution, particularly well suited to high-traffic areas. The two bedrooms are both generous doubles and offer a good degree of natural light and versatility, whether used as bedrooms or one as a home office or additional reception space.

The shower room has been fully refitted to a high standard and now features a walk-in shower, modern fittings, and neutral, contemporary tiling.

The main reception space comprises a dual-aspect sitting room with windows to the south and west, creating a bright and welcoming room. This area opens directly into a defined dining space, which in turn leads through to a conservatory overlooking the rear garden. The layout works well for everyday living, with a good flow between the rooms and an open feel that also allows for more defined use of space when needed.



The kitchen has also been refitted and is well-equipped with an induction hob, double oven, integrated dishwasher, and space for a washing machine. Its open-plan connection with the dining area creates a sociable cooking and dining environment, while still being functional and clearly zoned.

Significantly, the property has been adapted for wheelchair use. Alterations include widened internal doorways, an adjusted level to the front entrance, and the use of durable flooring to assist with ease of movement throughout the home. These changes have been made with care and attention to ensure the property remains welcoming and practical for a wide range of purchasers.

Externally, the rear garden is a particular feature. Largely laid to lawn and bordered with mature planting, it offers a high level of privacy and year-round interest. There is also a greenhouse, ideal for those with an interest in gardening or self-sufficiency.

To the front, a large driveway provides off-road parking for multiple vehicles and leads to a detached garage, offering further parking or storage options.

This is a rare opportunity to acquire a turnkey detached bungalow that combines modernisation with accessibility, in a well-established setting. Viewing is strongly recommended.

Tenure Freehold | **Council Tax** Band E | **EPC** D

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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



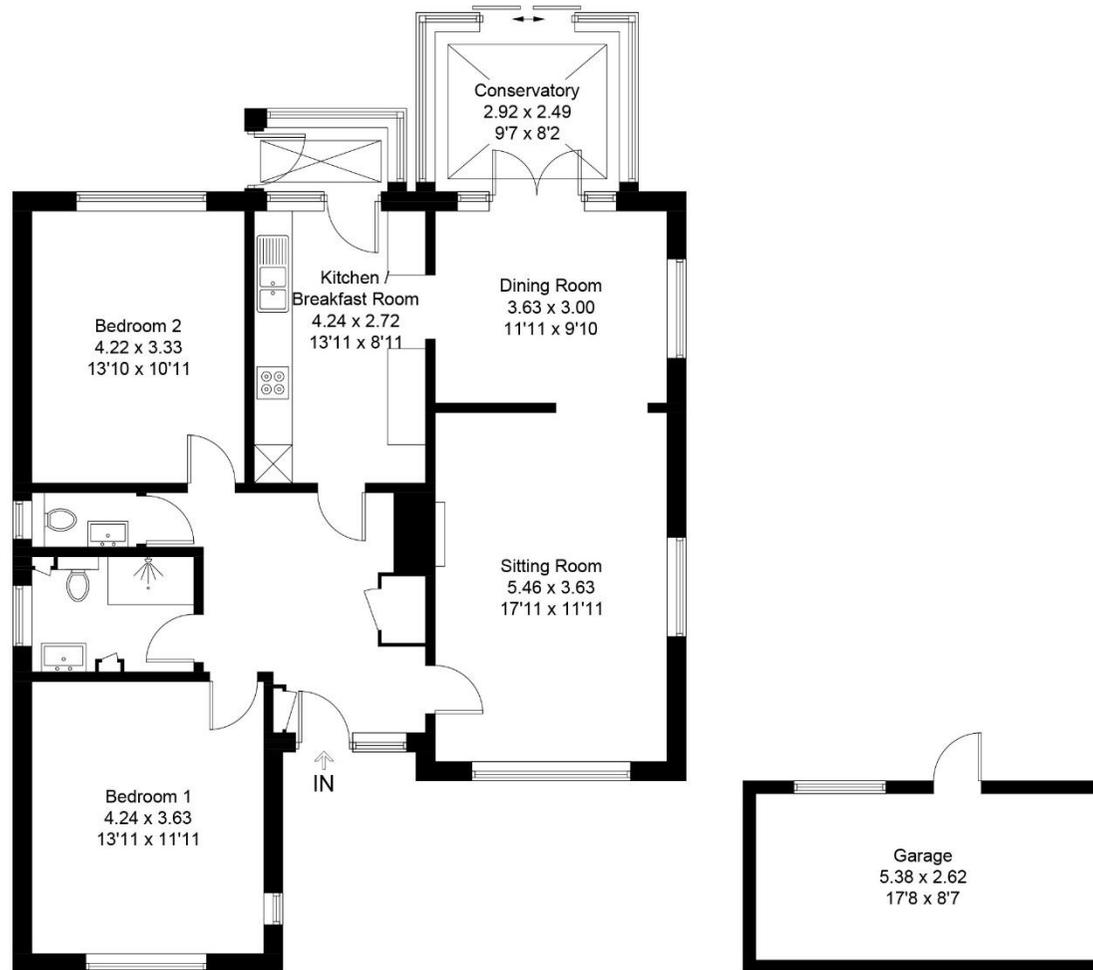
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Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 120.9 sq m / 1302 sq ft



Ground Floor

(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.



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