





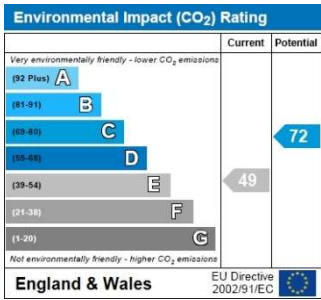
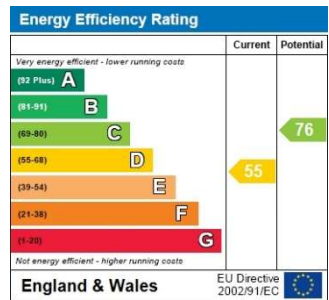
# 113 Birdham Road

## Donnington

West Sussex, PO20 7DY

Price £489,950

A wonderfully SPACIOUS 3/4 bedroom, detached house with VIEWS OVER FARMLAND located in Donnington, just 2 miles south of Chichester. Approximately 1350 sqft of accommodation and requiring MODERNISATION but with the benefit of NO FORWARD CHAIN. A particular feature is the large rear garden extending to approximately 70ft in length. Superbly positioned to take advantage of the comprehensive shopping in Chichester where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture such as the skyline dominating 12th century cathedral. Furthermore, the popular Blue Flag Beaches at WEST WITTERING are some 6 miles to the south and are enjoyed all year round by local residents and visitors alike.



**Tenure**  
Freehold.

### Entrance Hall

Doors to wet room, reception room, sitting room/kitchen with stairs to first floor.

### Reception Room 14'9" (4.5m) x 10'8" (3.25m)

Box bay window to front aspect, fireplace & high level window to side aspect.

### Wet Room

Window to front aspect. Enclosed shower cubicle, low level WC & hand basin set in vanity unit.

### Sitting Room/Kitchen 18'1" (5.51m) x 17'0" (5.18m)

Of open plan design with access to conservatory.

Fitted kitchen comprising a range of matching wall and floor level units with work surface over. Inset circular sinks with mixer tap over.

### Study/Bedroom 3 11'5" (3.48m) x 6'9" (2.06m)

Window to side aspect.

### Conservatory 16'6" (5.03m) x 15'5" (4.7m)

French Doors to garden.

### Bedroom 1 22'0" (6.71m) Into Eaves x 11'3" (3.43m)

Window to front aspect.

### Bedroom 2 11'4" (3.45m) x 12'0" (3.66m) Into Eaves

Window overlooking rear garden.

### Bathroom

Three piece bathroom suite comprising: sunken bath, pedestal wash hand basin & WC, tiling to walls.

### External & General

Approached via sweeping driveway providing parking for several vehicles and access to detached garage.

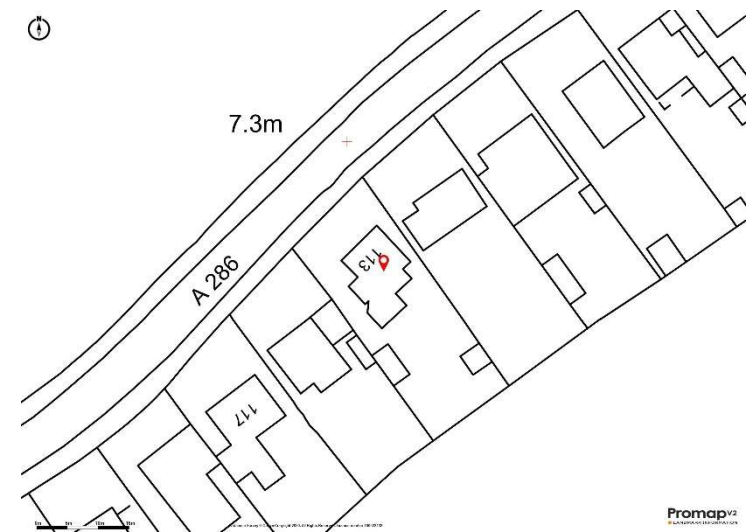
The sizeable rear garden is mainly laid to lawn and backs onto open farmland. There is a timber summer house and patio area with built in brick BBQ area with a timber pergola. The plot extends to approximately 136 ft x 53 ft and offers the incoming buyer a 'blank canvas' in which to work with.

### Agents Note

Under Section 21 of the Estate Agents Act 1979 we advise that the vendor of this property is related to a director of Astons of Sussex.







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