



Price Guide £595,000

'Linnetts', 8 Springfield Close, Birdham, Nr Chichester, West Sussex, PO20 7AS





01243 672217



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Situated towards the end of this popular close within about 0.6 miles of Birdham Pool and Chichester Harbour and 0.5 miles of Birdham School, Birdham Stores and a mini Waitrose. This three bedroom detached bungalow has both gas fired central heating and Upvc framed double glazing and features plantation shutters to all bedroom windows.

Virtual viewing link: <https://my.matterport.com/show/?m=BrcbBH9hzNk>

Entrance Porch: (NW) Quarry tiled floor

Entrance Hall:

Living/Dining Room: (SE and SW) Double aspect with sliding patio style doors leading onto the rear garden and patio. Opening through into the kitchen.

Kitchen/Breakfast Room: (SE) A range of white base units and drawers with matching wall units above. Bosch' 4 ring gas hob with extractor fan over and 'Bosch' built in oven below, integrated fridge and Inset one and a half porcelain sink with drainer and mixer tap. Access to roof void.

Utility Room: (NW and SE) Space and plumbing for washing machine, dish washer and fridge/freezer. Double glazed door to rear garden.

Bedroom One: (NW) Square bay window. Plantation shutters. Built in wardrobe cupboards.

En-Suite Cloakroom: (NE) Wash hand basin and W.C.

Bedroom Two: (NW) Plantation shutters.

Bedroom Three: (SW) Plantation shutters. Recess with fitted bookshelves.

Bathroom: (NE) Panelled bath with electric hand held shower over, vanity unit and W.C. Large airing cupboard with hot tank. Cupboard housing electric meters with slatted shelving

Outside: The rear garden is enclosed by mature hedging and lap larch fencing providing privacy. There are a variety of established trees and well stocked borders, a rockery and patio area. Outside tap. Side gate to front garden.

The front garden is laid with shingle parking area with space for several cars leading to the garage. Outside tap.

Detached, brick built Garage:

Additional parking for several vehicles.

Viewing: By appointment with the office, 01243 672217.

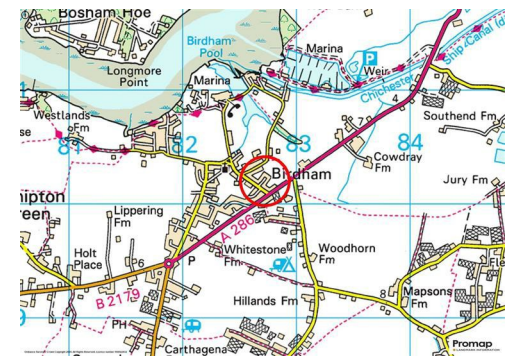
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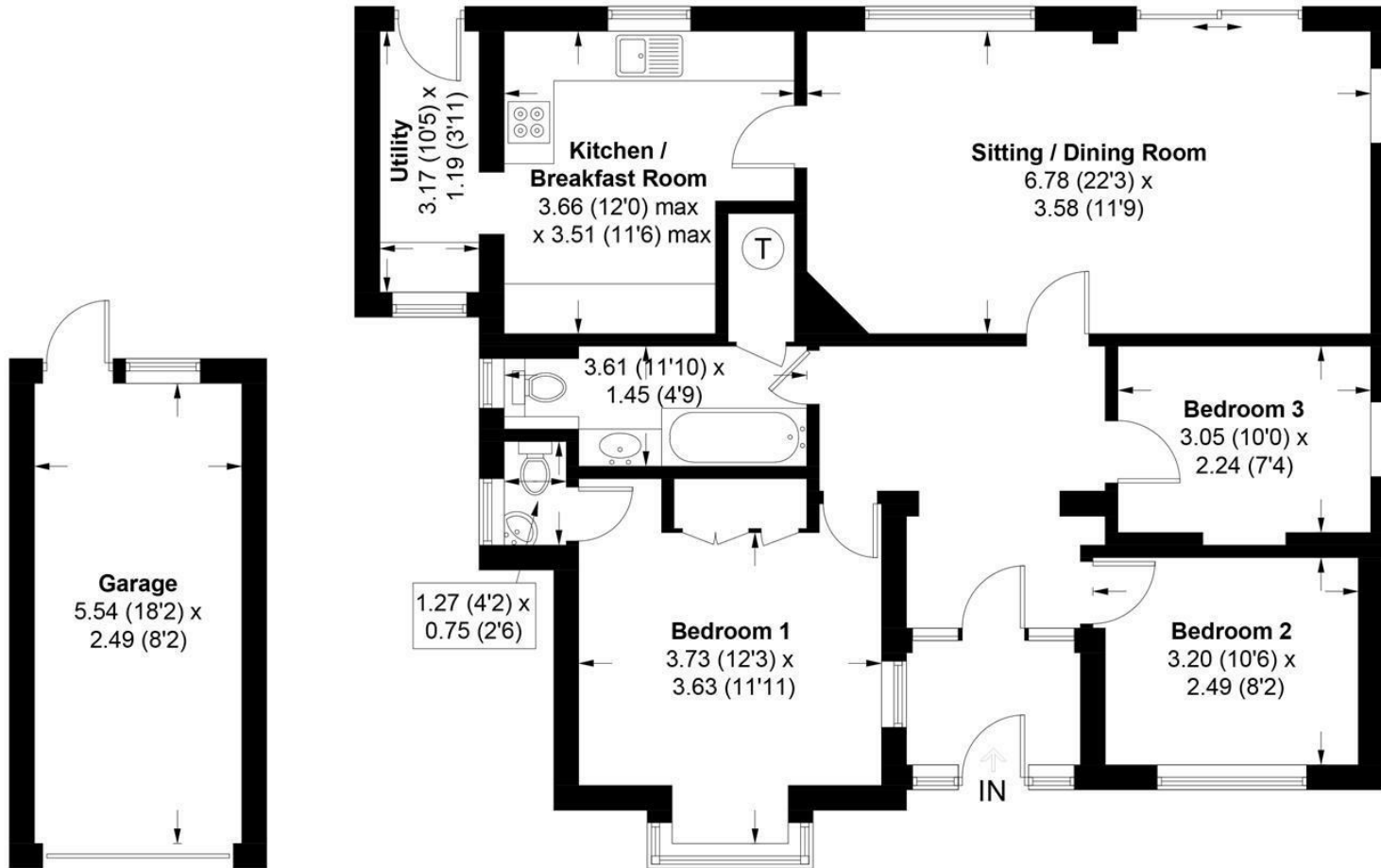


# Springfield Close, PO20 7AS

APPROXIMATE GROSS INTERNAL AREA = 1042 SQ FT / 96.8 SQ M

GARAGE = 151 SQ FT / 14.0 SQ M

TOTAL = 1193 SQ FT / 110.8 SQ M



(Not Shown In Actual Location / Orientation)

## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID873289)

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