



Guide Price £225,000

5 Chaffinch Close, Birdham, West Sussex, PO20 7EW





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An extremely well presented first floor purpose built one bedroom apartment, built by Oakford Homes in 2013, offering well designed accommodation with quality fittings and finishes throughout.

Situated within Birdham village, the property is within easy reach of the Wittering's including coastal and harbour areas to the south and the city of Chichester, to the north.

Ideal as either a permanent home or holiday home, the property presents as new condition having been lightly used by the current owners and includes a high specification kitchen with integrated "silver glass" Smeg appliances, chrome electrical sockets and fittings, electric heating and a white bathroom suite with contemporary tiling to floor and walls.

Outside are two lockable storage areas ideal for bike and watersports equipment, plus a carport parking space.

The apartment is approached via outside steps leading to the first floor decked balcony area and front door to number 5.

Kitchen/Diner/Lounge

An open plan living space with kitchen comprising a range of wall length range of soft close drawers and cupboards including worktop with inset stainless steel Smeg sink with mixer tap above. Integrated Smeg appliances include an induction hob, larder fridge with freezer compartment, washer/dryer, dishwasher and eye level "silver glass" Smeg oven with combination microwave/oven above. The remainder of the living space includes both lounge and dining areas.

Bedroom

Built in mirrored double door wardrobe. Airing cupboard, part shelved with insulated hot water cylinder.

Bathroom

A luxury white bathroom suite comprising wc, wash basin and bath with shower over and fully tiled floors and walls, with chrome heated towel rail.

Outside

Storage shed/bike store.

Off Road Parking

Undercover car port parking space.

Outside

No.5 is situated in Chaffinch Close on the right hand side, forming part of a small development in a private close, with a large 19'6" x 6'3" lockable timber storage shed, ideal for bikes and watersports equipment, plus a further timber clad lockable storage 9' x 5'8" situated under the outside steps, leading to the apartment.

Tenure

125 year lease.

Maintenance & Ground Rent

Service charge circa £700 p.a. Ground Rent £250 p.a.

Viewing

By appointment please with Baileys - call us on 01243 672217










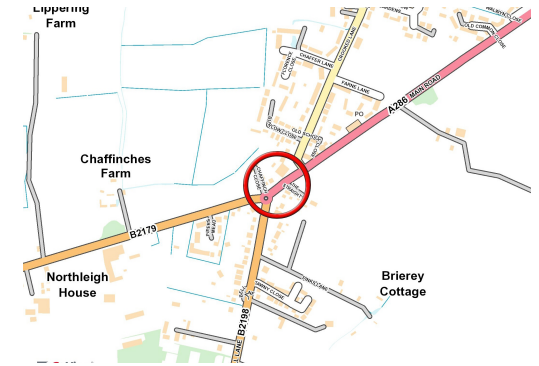


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NEAREST

-  **SHOPS** 0.2 miles
-  **SCHOOL** 0.5 miles
-  **BEACH** 3.5 miles
-  **BUSES** 0.2 miles
-  **TRAINS** 4.3 miles



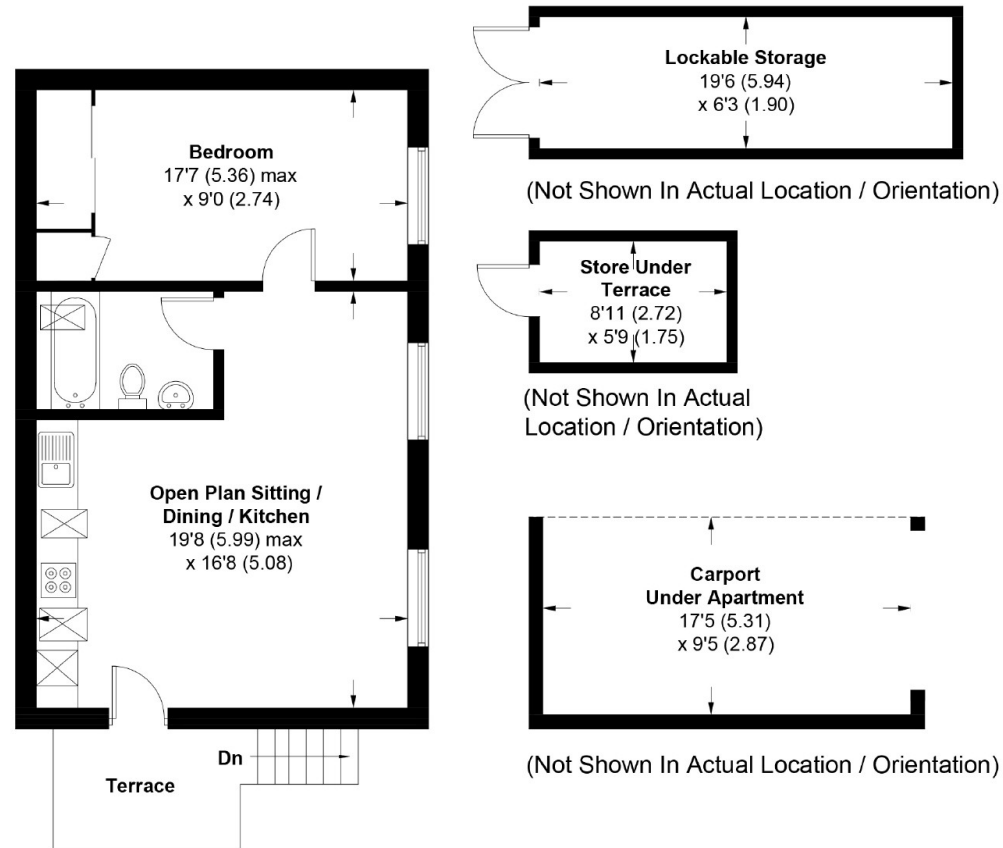
Chaffinch Close, Birdham, P020

APPROXIMATE GROSS INTERNAL AREA = 513 SQ FT / 47.7 SQ M

LOCKABLE STORAGE = 122 SQ FT / 11.3 SQ M

TOTAL = 635 SQ FT / 59 SQ M

(EXCLUDING STORE UNDER TERRACE / CARPORT UNDER APARTMENT)



First 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. (ID497130)

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17 Shore Road, East Wittering, Chichester, West Sussex, PO20 8DY

01243 672217

info@baileys.uk.com

www.baileys.uk.com

