



Price Guide £425,000

'Narixa' Cherry Lane, Birdham, Nr Chichester, West Sussex PO20 7AR





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Situated only 0.6 mile of Birdham Pool and Chichester Harbour and equidistant between the Cathedral City of Chichester with its main line railway station and the popular beaches of the Witterings, a three bedroom detached bungalow offered with the benefit of immediate vacant possession. Situated in this pretty, private close, the property is offered with gas fired central heating and double glazed windows and would benefit from some updating.

Virtual Viewing Link: <https://my.matterport.com/show/?m=e9xLMUWdiY1>

Enclosed Entrance Porch: Tiled floor.

Entrance Hall: Storage cupboard. Access to loft area.

Cloakroom: W.C. and wash hand basin.

L Shaped Lounge/Dining Room.

Living Room: (NE and SE) Natural stone fire surround with gas 'Real Flame' coal effect fire. Two wall light points. Sliding patio door leading into Conservatory.

Dining Room: (SE) View over the rear garden. Arch through to the kitchen.

Conservatory: (SE) Vaulted ceiling. Two sets of double doors leading out to a pretty garden.

Kitchen: (SW) Range of wall and floor cupboard units with inset 1 1/2 inset stainless steel sink. Space for cooker and fridge.

Bedroom One: (NW) Feature bay window. Double built in wardrobe cupboard.

Bedroom Two: (NW) Double built in wardrobe cupboard.

Bedroom Three: (SW)

Shower/Wet Room: Formerly a bathroom, it now comprises a shower with fold up accessible shower seat. W.C. and wash hand basin. Chrome ladder style towel rail.

Outside: The gardens to both the front and rear offer privacy with established hedging and colour washed ship lap fencing to the front.

The front garden has four raised vegetable sections and there is a pretty trellis running along beside the driveway.

The rear garden has a lawn area and there are several mature trees and shrubs giving a park like feel.

Detached Brick Built Garage: Up and over door. Light and power point. Leading to the garage there is a long gravel drive with parking space for several vehicles.

Note: There is a charge of £75 per year towards the maintenance of the private road.

Viewing: By appointment with the office, 01243 672217.





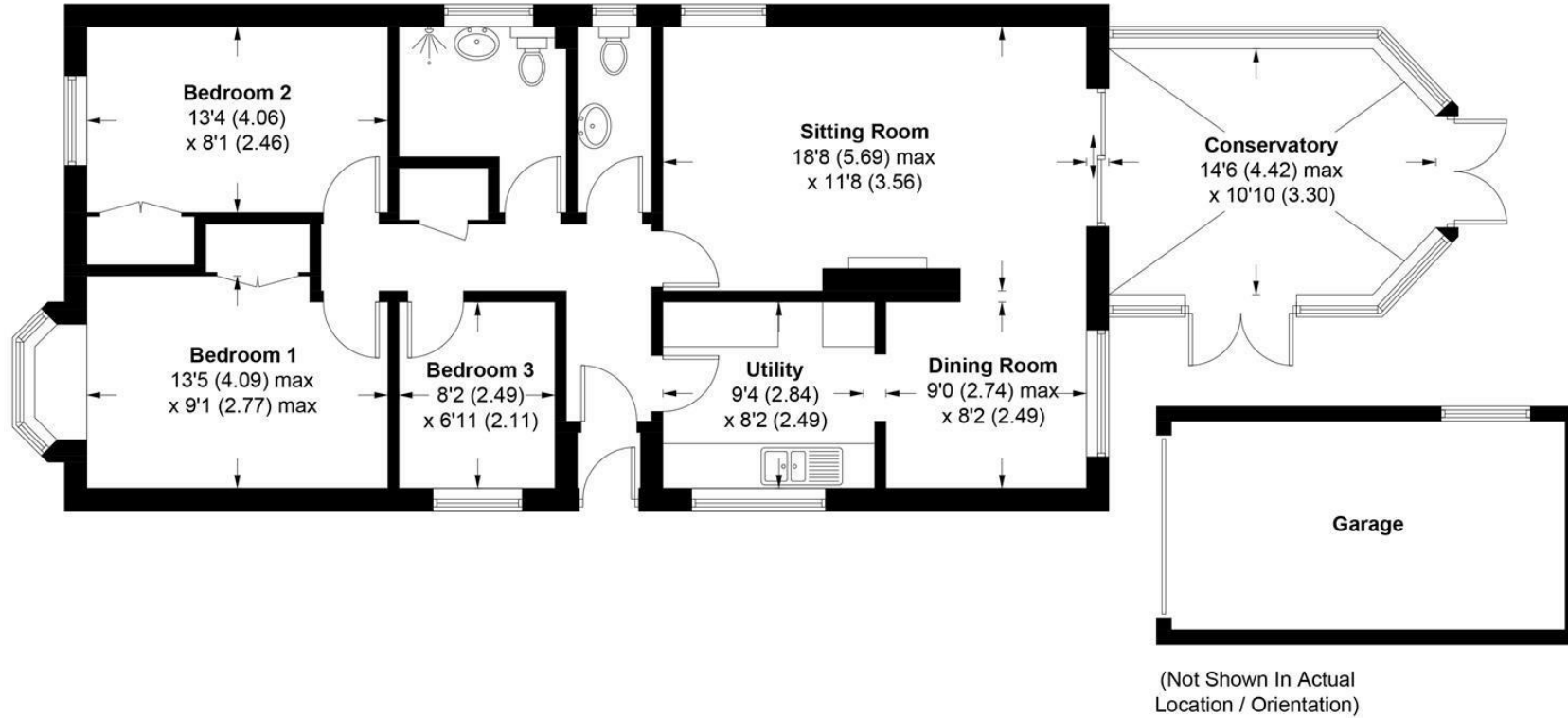






Narixa, Cherry Lane, PO20 7AR

APPROXIMATE GROSS INTERNAL AREA = 1062 SQ FT / 98.7 SQ M
(EXCLUDING GARAGE)



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. (ID1206047)

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