



Price Guide £450,000
96 Crooked Lane, Birdham, Chichester, PO20 7ET





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Delightfully deceptive and offering a spacious 1588 sqft of accommodation across three floors this wonderful family home has been extensively extended and remodelled.

Located in the heart of Birdham village, 96 Crooked Lane, is excellently positioned opposite the Recreational ground, village hall and is within walking distance of the picturesque Birdham Pool marina and Chichester Harbour AONB.

The property comprises a large open-plan kitchen dining room with a skylight and bi-fold doors onto the rear garden, a utility and shower room, a cosy sitting room with a wood burner, a large entrance hall with study, three spacious double bedrooms and a converted loft providing an optional guest bedroom.

The property is benefitted by a large West-facing, lawned rear garden with a large patio firepit area, a detached studio outbuilding, a large garden shed and woodstore and a gated private parking space accessed by a neighbouring road.

Entrance Hall: Understairs storage, two radiators, laminate flooring.

Office: Laminate flooring, radiator, venetian blinds.

Large Open-plan Kitchen/Diner: Kitchen centred around an island/breakfast bar with glossy white kitchen units, large American style fridge freezer, NEFF electric hob with overhead extractor NEFF double wall mounted electric ovens, dishwasher, stainless steel double sink and draining board. Roof lantern, bi-fold doors onto rear garden, panel radiator.

Utility Room: Tiled flooring, gloss white kitchen units, washing

machine, tumble dryer, stainless steel sink and draining board, Boiler, additional loft space, door to rear garden.

Shower Room: Tiled shower cubicle with rainfall shower, heated towel rail, wash basin and WC.

Sitting Room: Laminate flooring, Inset wood burner.

Family Bathroom: Fully tiled Electric power shower over the bath, shower shelf, shower screen, wash basin, heated towel rail, WC, venetian blind.

Bedroom 3: Radiator, window with curtain pole.

Bedroom 1: Radiator, three windows with Roman Blinds.

Bedroom 2: triple window with Roman Blind, chimney breast.

Loft Conversion/Bedroom 4: Two Velux windows with blinds, eaves storage, hanging rail. Velux window with blind above landing. Loft space.

Rear garden: (W) Sunken patio and brick fire pit, garden studio, vegetable patch, garden shed and wood store. Gated driveway with parking for 1 car.





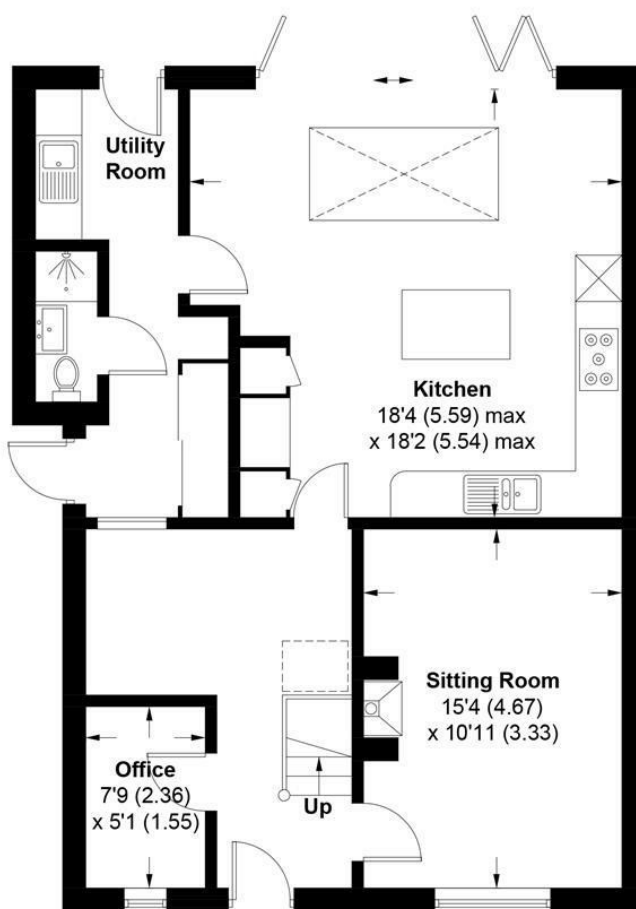




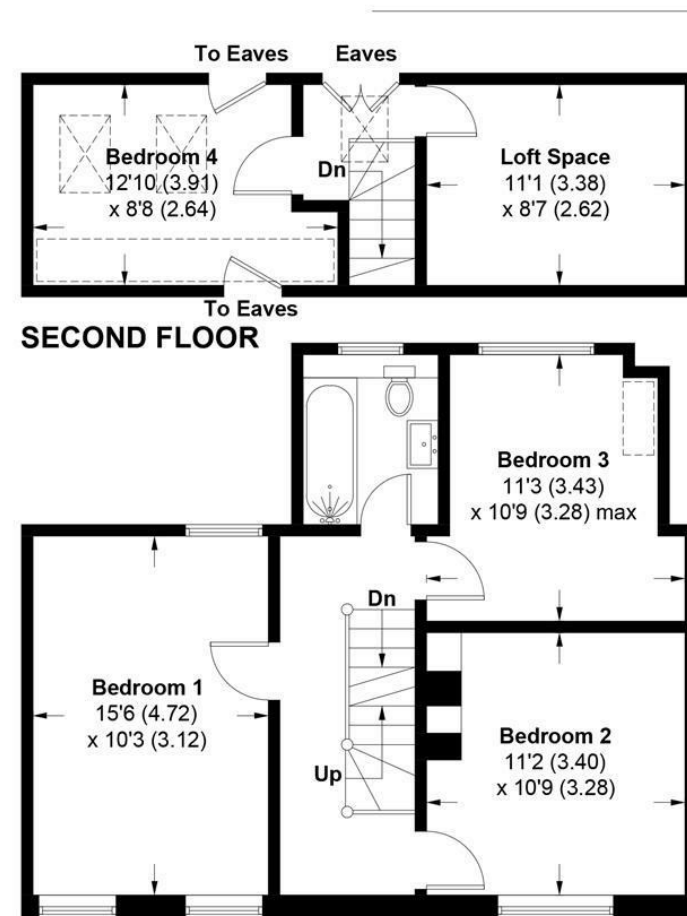


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APPROXIMATE GROSS INTERNAL AREA = 1588 SQ FT / 147.5 SQ M



GROUND FLOOR



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. (ID1300383)

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