



17 Walwyn Close, Birdham, PO20 7SR

Guide Price £395,000

 Henry Adams
estate agents



17 Walwyn Close, Birdham

A chain free semi-detached house in a pleasant setting.

- Semi-detached house
- Sitting room
- Kitchen/dining room
- Cloakroom
- Three first floor bedrooms
- Bathroom/WC
- Large driveway
- Garage
- Popular cul-de-sac setting
- No forward chain

Nestled in a sought-after cul-de-sac, this semi-detached home offers well-proportioned accommodation for practical living.

The property features a sitting room, a bright kitchen/dining area with doors leading out to the rear garden which is perfect for entertaining. A cloakroom can be also be found on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a bathroom/WC.

Additional highlights include a large driveway, garage, and the benefit of no forward chain, making for a smooth and swift move. An internal viewing is thoroughly recommended.







Approximate Area = 898 sq ft / 83.4 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



Location - The attractive coastal village of Birdham offers some local facilities including Birdham Pool marina, primary school, convenience store and petrol station. A full range of other facilities including a GP surgery/health centre, can be found at East Wittering, approximately 2 1/2 miles. Pre-schools are available in Birdham and East Wittering. There is a regular bus service to the Witterings and Chichester. Chichester offers an excellent range of high street shopping, restaurants, cafes and bars, the Festival Theatre and a mainline railway station. Goodwood is located to the north of the city and is famous for its many event days, including the Festival of Speed, Goodwood Revival and the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and windsurfing from the blue flag beaches at West Wittering.

Directions - Proceed south out of Chichester along the Birdham Road (A286) towards West Wittering. After entering Birdham take the second turning on the right into Walwyn Close. Number 17 is on the right before the road bends road to the left. what3words - [firewall.daytime.zone](#)

Chichester District Council - 25/26 Tax Band D £2,341.46 EPC-C

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

