



Monkton House, Crooked Lane, Birdham, PO20 7HA

Guide Price £475,000

 **Henry Adams**
estate agents



Monkton House, Birdham

A detached house with vacant possession.

- Sought after Birdham location
- Detached three bedroom house
- No onward chain
- Sitting room with dining area
- Kitchen with utility and cloakroom
- Converted garage/reception room
- Modernisation required
- Driveway
- Rear garden

Situated in the sought-after village of Birdham, nestled between the historic city of Chichester and the popular beach resort of West Wittering, this three-bedroom detached house offers excellent potential.

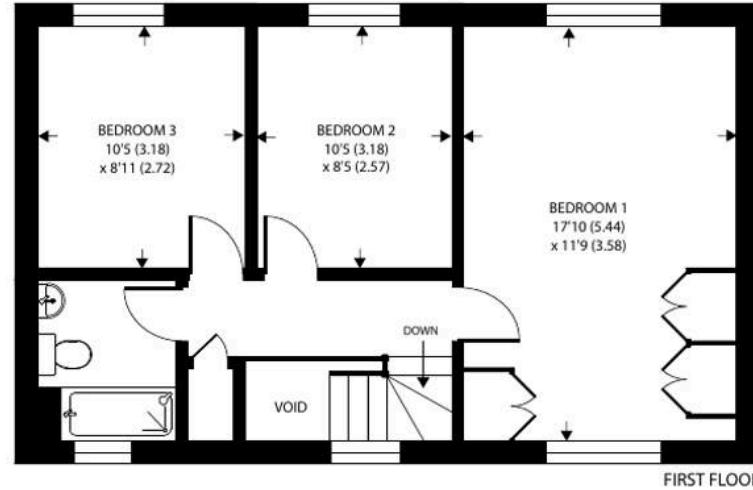
Offered with no onward chain, the accommodation comprises a dual-aspect sitting room with double doors opening into a dining room. A kitchen with a lean-to utility, and a cloakroom can also be found on the ground floor. The garage has been converted to provide an additional reception room, adding versatility to the living space. On the first floor, there are three bedrooms and a family bathroom/WC. The property would benefit from modernisation and updating, offering the opportunity to personalise it to your taste.

Externally, the property features a driveway at the front, providing off-road parking for several vehicles, including space for a small boat if required. The rear garden includes a patio area directly accessible from the sitting room, extending to a lawn, ideal for outdoor entertaining or family use.

Chichester District Council - 25/26 Tax Band F £3,382.11
EPC-D







Approximate Area = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



Location - The attractive coastal village of Birdham offers some local facilities including a marina, primary school, convenience store and petrol station. A full range of other facilities (including a GP surgery) can be found at East Wittering, approximately two and a half miles distant. The nearby city of Chichester offers excellent 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 water sports 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 fourth turning on the right, just before the petrol station, into Crooked Lane. The property is on the left after the Birdham village hall. What3words - loser.flotation.splice

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

