



6 Farne Lane, Birdham, PO20 7EX

Guide Price £350,000

6 Farne Lane, Birdham

A beautifully modernised end of terrace home in the sought-after Birdham village.

- Recently transformed beautiful home
- Highly sought after village location
- Convenient for local primary school and recreation field
- New kitchen and bathroom
- Dual aspect sitting room with wood burner
- Ground floor bathroom
- Replacement windows*
- Two bedrooms
- En-suite shower room
- Viewing essential

Since purchasing in 2023, the current owners have extensively modernised and transformed this charming two bedroom end-terrace home, ideally situated in a highly sought-after village location overlooking playing fields in Birdham.

The property has undergone numerous improvements, including replacement windows (*with the exception of the hall and bathroom), a stylish new kitchen and contemporary bathroom, full redecoration, updated floor coverings, new fencing and the addition of a wood-burning stove.



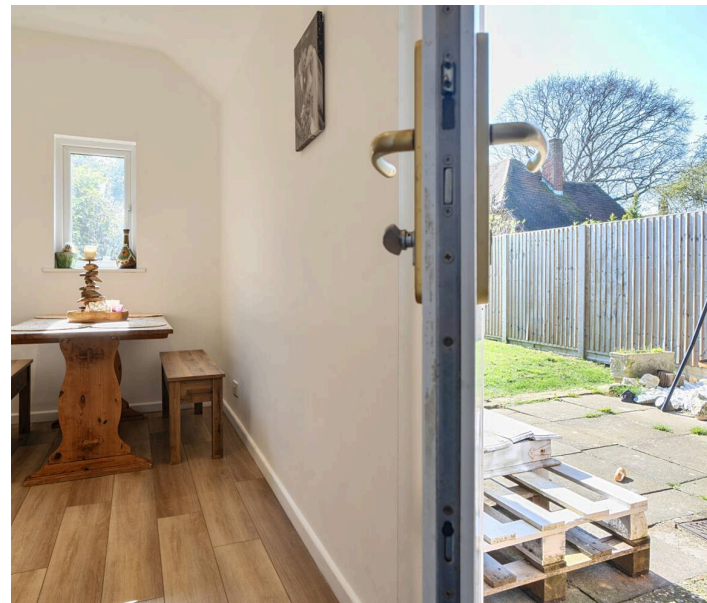


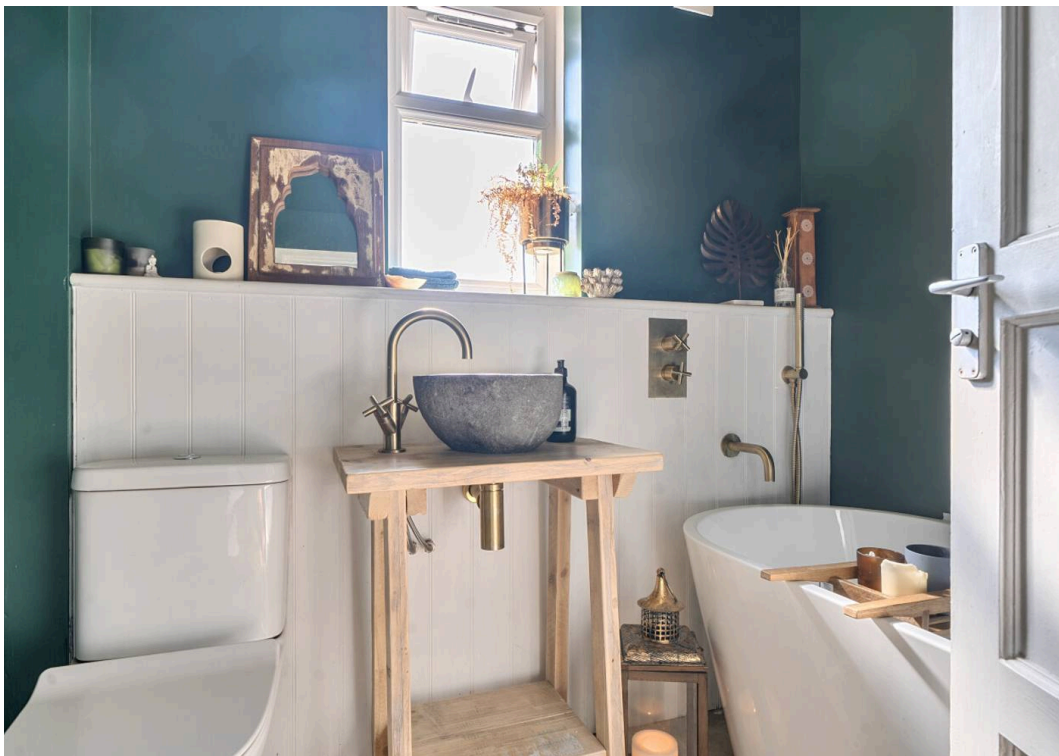
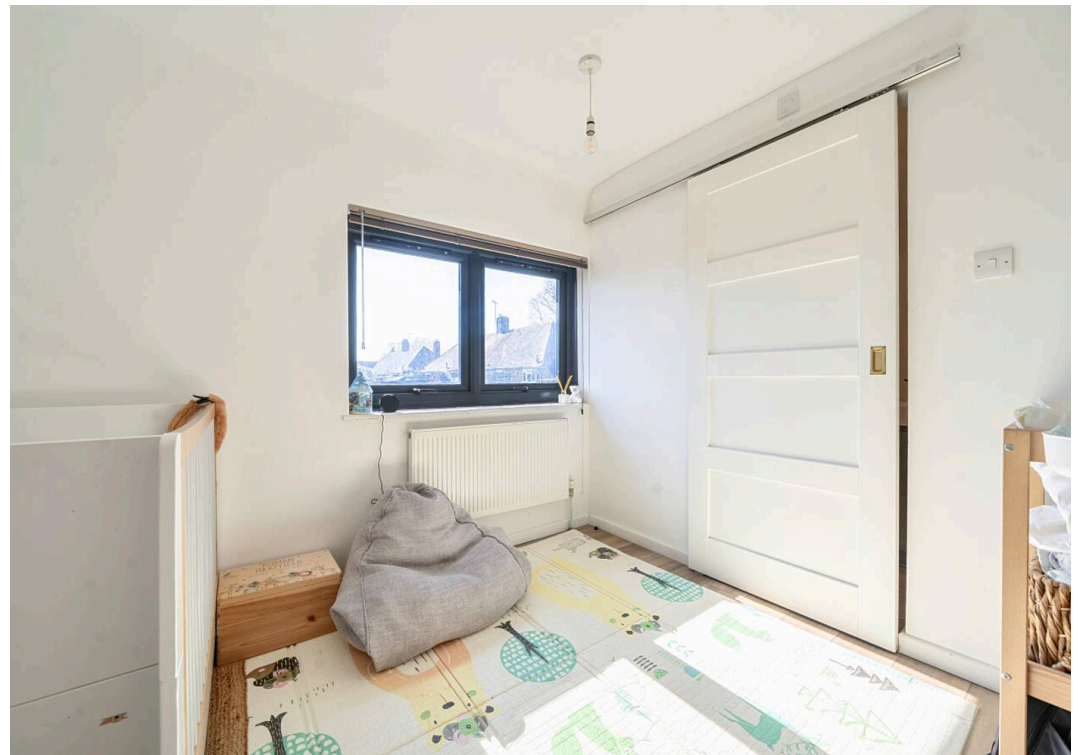
The accommodation comprises an entrance hall leading into a delightful dual-aspect sitting room, featuring a cosy wood burner. To the rear, a beautifully designed shaker-style kitchen boasts striking deep blue units, contrasting worktops, a butler sink and space for a range-style cooker. This space flows seamlessly into a bright dual-aspect dining area, perfect for entertaining. The ground floor also benefits from a refitted contemporary bathroom, complete with a freestanding bath.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable and versatile living space. One of the bedrooms has a sliding door to a modern en-suite shower room.

Outside, the garden provides a blank canvas for landscaping, currently laid with a patio and lawn, ideal for those looking to create their own outdoor retreat.

Chichester District Council - 26/27 Tax Band B £1,912.50 EPC-C







Approximate Area = 780 sq ft / 72.4 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 2 1/2 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. Take the second turning on the right into Farne Lane and number 6 is on the right.

What3words - [recent.rentals.snuggled](#)

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

