





7 Tawny Close

Birdham, Chichester

A beautifully presented and SPACIOUS three bedroom DETACHED home (with potential to easily create a 4th bedroom) GARAGE, driveway and PRIVATE REAR GARDEN backing on to a protected area of woodland.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

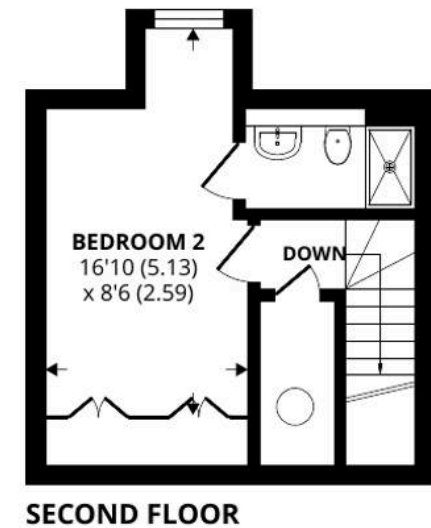
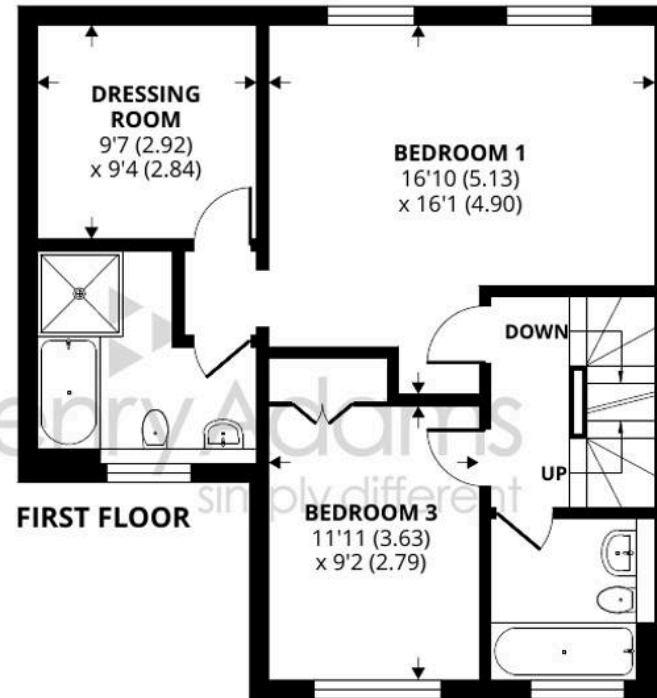
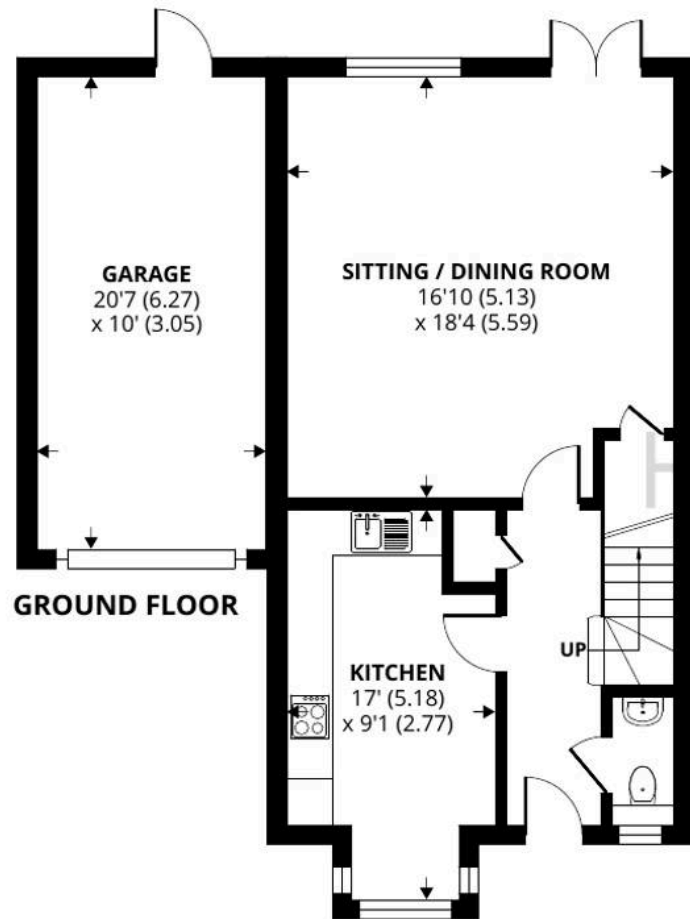
EPC Environmental Impact Rating: B

- No Forward Chain
- 1,705 Sq Ft of Accommodation
- Large Kitchen Diner
- Large Sitting Room
- 3 Bath/Shower rooms and downstairs WC
- Potential for 4th Bedroom
- Garage and Driveway with potential to convert STPP
- Private garden backing onto protected woodlands
- Gas central heating









Approximate Area = 1705 sq ft / 158 sq m (includes garage)

For identification only - Not to scale







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This family home, constructed in 2017 by Cala Homes, presents an ideal option for a primary or secondary residence. The property offers a remarkable level of living space, spanning three floors, and encompassing a total area of 1,705 sq ft, including the garage.

Upon entering the ground floor, you will be greeted by an entrance hall that leads to the large kitchen-breakfast room with dining space for four people. Fitted with neutral units and equipped with integrated Bosch appliances. Adjacent, a spacious sitting-dining room boasts a patio door that opens up to the rear garden, while a convenient cloakroom is located nearby, accessible from the hallway.

The first floor consists of two generous double bedrooms. The first bedroom includes an en suite with both a shower and a bath, accompanied by a dressing room that holds potential for conversion into a fourth bedroom, subject to the necessary planning consents. The second bedroom features fitted wardrobes, and a well-appointed family bathroom completes the accommodation on this floor.

Continuing to the second floor via the landing, one discovers a delightful double bedroom complete with fitted wardrobes and an en suite shower room/WC.

Outside the property, a front garden area and driveway leading to a single attached garage welcome residents and visitors. A side gate provides access to the back garden, which offers a pleasing level of privacy and features a well-maintained lawn and a spacious patio. A raised planter adorns the surroundings with an assortment of charming plants, shrubs, and fruit trees, while a wooded area in the rear enhances the overall seclusion. Additionally, the garden provides a convenient entrance to the garage and is equipped with external power sockets.

Offered with no forward chain.



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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.