



Guide Price £795,000

Seldens, Bell Lane, Birdham, West Sussex PO20 7HY





5



5



4

EPC



D



G

A Substantial, detached Bungalow offering over 3,000 sqft of accommodation across the main residence, garage and separate Annexe being sold with no forward chain.

Seldens is located on a garden plot of 0.76 acres with a private gated entrance onto the large driveway. The property is surrounded by front and rear lawned gardens and has a mix of tree, hedge and ditched boundaries. From the gardens you enjoy outlooks onto the neighbouring horse fields and uninterrupted sunlight.

Upon entrance to the Chalet-bungalow you are greeted by a wide entrance hall which leads into an impressive array of versatile accommodation featuring a U-Shaped Living/Dining room which is serviced by a double sided wood burner, two studies, a ground floor principal suite with dressing room/study and ensuite shower room, a downstairs guest bedroom with ensuite toilet, a large kitchen/breakfast room, a rear entrance utility/boot room with WC and two First floor bedrooms with ensuite bathrooms and eaves storage to form a linen cupboard. Additionally, there is further accommodation in the Self-contained Annexe which comprises a Kitchen/Living room, First floor bedroom and ensuite shower room.

Agents Notes- this property is being sold subject to probate which is currently under application and has oil fired central heating.

Entrance Hall: Coat cupboard, radiator.

Principal suite: Bedroom with fitted wardrobes, ensuite shower room, dressing room with fireplace.

Study: Outlooks onto rear garden

Kitchen/Breakfast room: Dining table, Kitchen with expansive array of kitchen units, Electric range cooker, integrated microwave.

Utility/Boot room: Rear entrance, Kitchen units, sink and draining board, space for washing machine and tumble dryer, WC.

U-Shaped Living/Dining Room: Both rooms serviced by a double facing wood burner, Space for a large dining table, French doors to rear garden. Stairs to first floor.

Study 2: adjoining WC.

Bedroom 4: Built in wardrobe, ensuite WC.

First Floor Landing: Velux style window.

Bedroom 2: Two Velux style windows, Ensuite Bathroom with heated towel rail and two Velux style windows.

Bedroom 3: Built in wardrobes, Ensuite bathroom with Velux style window and access to eaves storage.

ANNEXE: Open plan, Kitchen/Living room with a fully equipped kitchen with wall mounted, Oven and Grill and electric hob. Upstairs to bedroom and ensuite shower room.

Outside: Electric gate entry, expansive driveway with parking for multiple large vehicles, lawned front and rear gardens, summerhouse, Water feature, Single garage, garden store and Annexe.

Viewings: By appointment with the office- 01243 672217

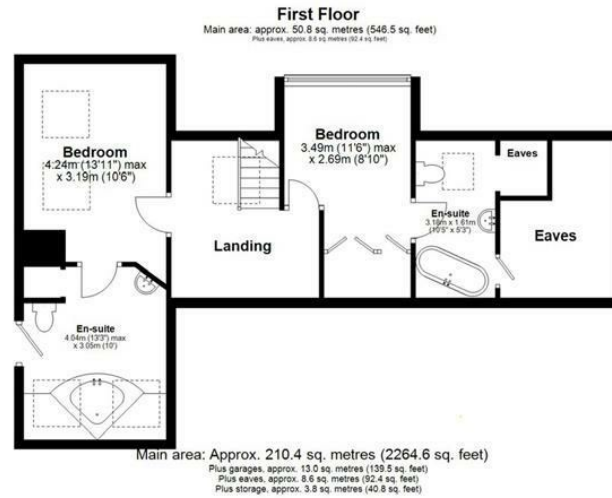
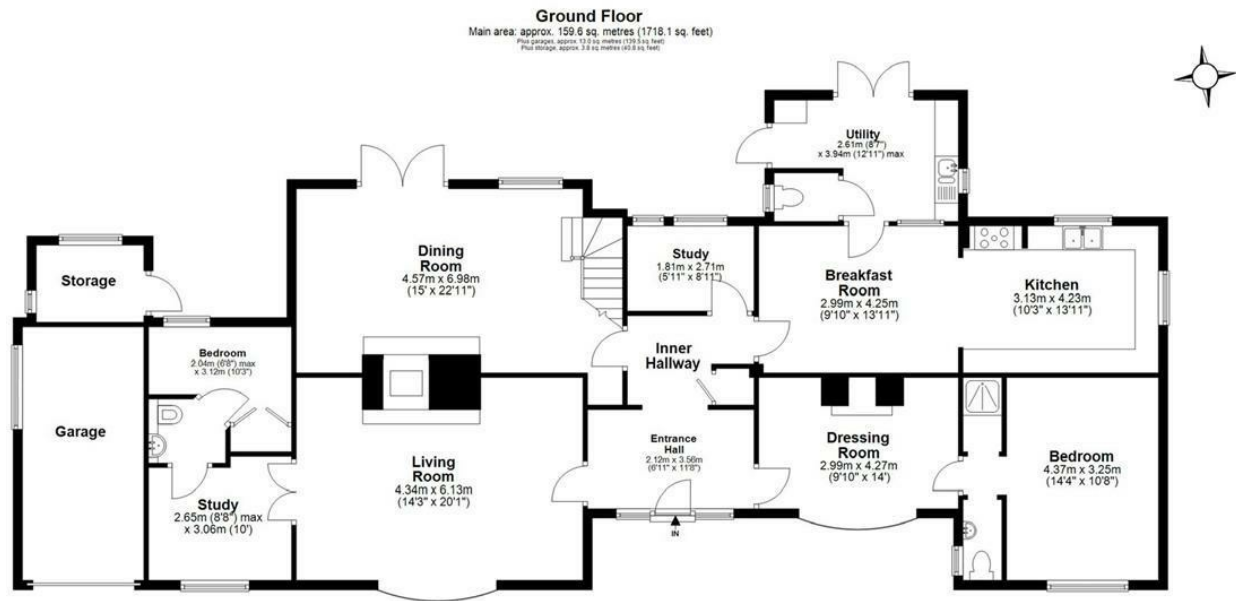












This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.