

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



59 Orchard Way

Barnham, PO22 0HX

Price £335,000

Located in Barnham Village, this staggered end-terrace house offers a perfect blend of comfort and convenience. The accommodation includes: entrance porch; cloakroom; spacious L-shaped living / dining room; fitted kitchen equipped with modern conveniences, including an integrated double oven, hob and extractor unit, plus plumbing for washing machine and dishwasher; large conservatory stretching across the rear of the property which can be accessed from both the dining area and kitchen with patio doors to garden. On the first floor are three bedrooms, two of which benefit from built-in cupboards, plus shower-room, which completes the internal accommodation. Outside to the front, a path leads to the main entrance with low-maintenance gravelled garden to the left-hand side and well-maintained shrub borders. The enclosed garden, located to the side of the property, has been tastefully landscaped with circular area of lawn surrounded by gravelled borders and paved patio, plus gate access to driveway and door to detached single garage. Conveniently located, this home is a short walk from Barnham Village amenities, including schools, shops, and excellent transport links with the mainline train station and bus routes nearby. Council Tax Band - C. EPC - C. Tenure - freehold.

- Staggered end terrace house
- 3 bedrooms
- Kitchen
- L-shaped living / dining room
- Conservatory
- Cloakroom
- Shower room
- Front & side gardens
- Driveway & detached single garage
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



3



1

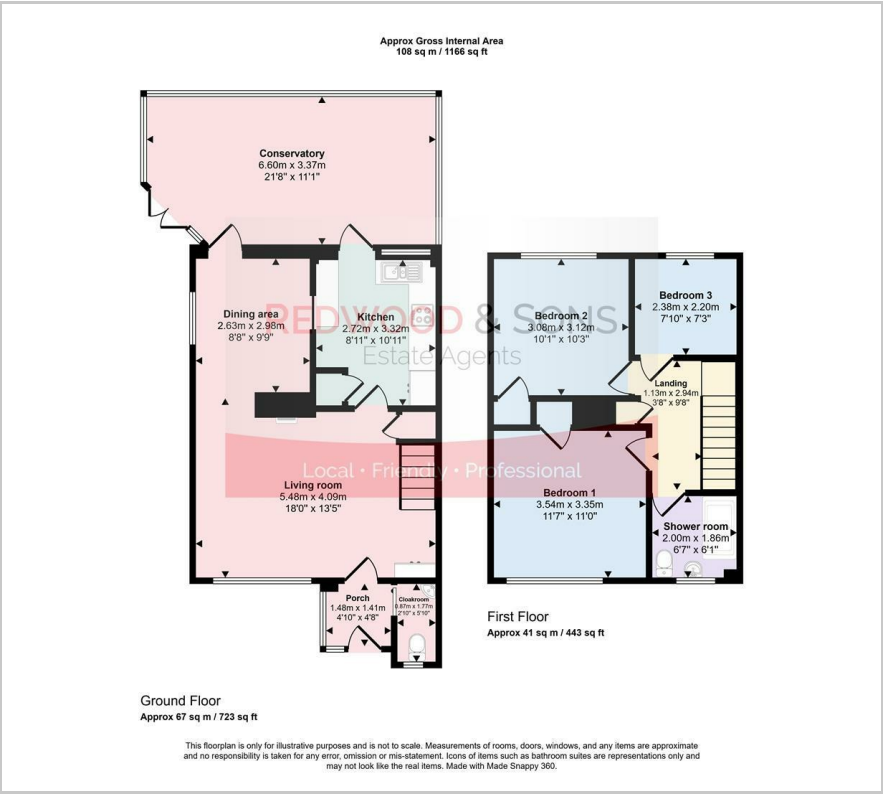


2



C

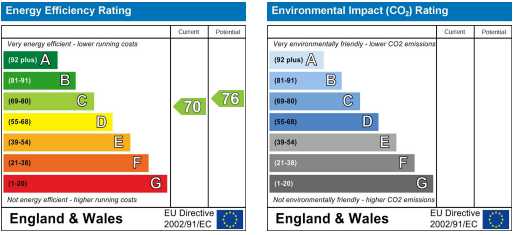
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>