



Flat 4 Marden House

Dial Close, Barnham, PO22 0JL

£200,000

VACANT POSSESSION - NO CHAIN. IDEAL INVESTOR - FIRST-TIME BUYER OPPORTUNITY. GROUND-FLOOR, purpose-built apartment with garden access, in the heart of Barnham Village. Benefits include: entrance hall; inner hallway with several storage cupboards; kitchen with plumbing for washing machine; spacious living / dining room with access door to COMMUNAL GARDENS; two double bedrooms, both with built-in wardrobes; refurbished family bathroom with hand-held shower. Communal PARKING is available with a GARAGE located in a separate compound and the well-kept communal gardens surround the property. A short walk to Barnham Village with its amenities, shops, schools, mainline train station and bus routes to the wider community. EPC-C. Tenure - leasehold - 56 years remaining - lease to be extended to 155 years on completion. Council Tax Band - B. Service charge approximately £2,000.00 per annum. Ground rent approximately £100.00 per annum.

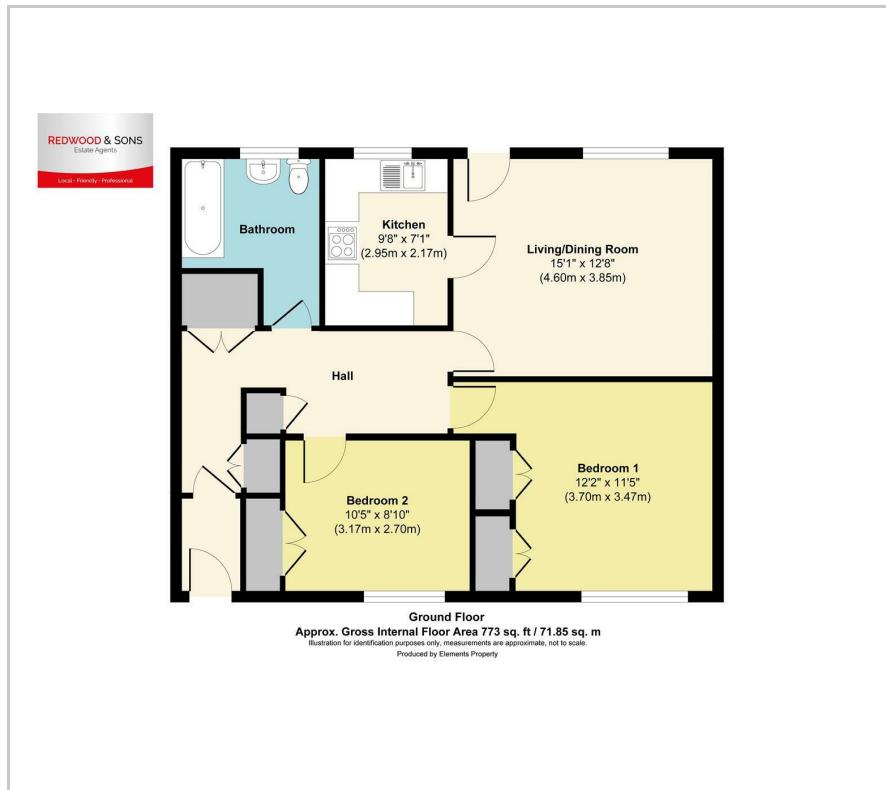
- Vacant possession - no chain
- Lease to be extended on completion
- Ground-floor apartment with garden access
- Two double bedrooms with built-in wardrobes
- Kitchen
- Spacious living / dining room
- Refurbished bathroom
- Well-kept communal gardens
- Garage in separate block & communal parking
- Close to Barnham Village amenities, shops, mainline train station & bus links

Viewing

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



Floor Plan



Area Map



Energy Efficiency Graph

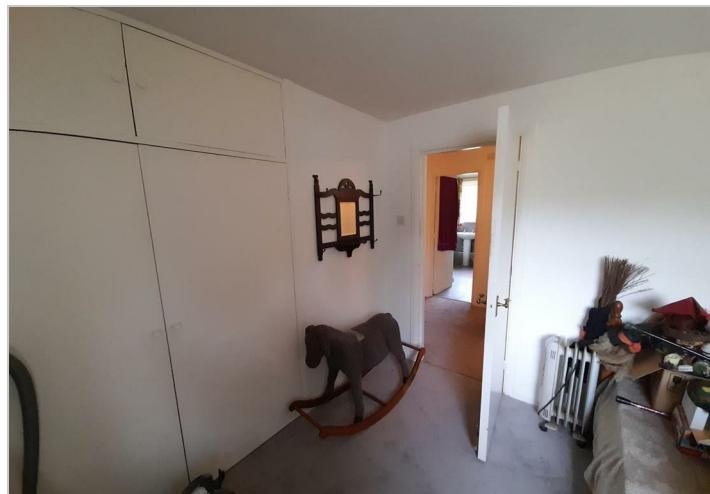
Energy Efficiency Rating

Region	Current Rating	Potential Rating
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Region	Current Rating	Potential Rating
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive: EU Directive:



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>