REDWOOD & SONS
Estate Agents

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18 Edward Tompkins Lane

Barnham, PO22 0FH

Offers over £435,000

Beautifully presented, nearly new semi-detached townhouse on Edward Tompkins Lane offering flexible accommodation with its thoughtful design and spacious layout, (1127 sq ft / 105 sq m), making it ideal for families or those seeking extra space. NHBC - 6 years remaining. The ground-floor accommodation includes a welcoming entrance hall that features a convenient storage cupboard and cloakroom. The heart of the home is undoubtedly the stylish kitchen / breakfast room, which comes fully equipped with a range of integrated appliances. The spacious dining room, currently used as a living room, with its patio doors, opens onto the beautifully landscaped rear garden, with outside power points, patio areas, lawn, shrub borders and trees, creating a seamless indoor-outdoor living experience. The first floor hosts a well-appointed bedroom complete with wardrobes and ensuite shower room. Additionally, there is a versatile second reception room that can serve as a fourth bedroom or living room, depending on your needs. On the second floor, are two further bedrooms, one with wardrobes and one with built-in cupboard, and family bathroom with shower over bath. Outside, to the front is a neat garden with path to the main entrance, driveway on the left-hand side with parking for three cars in front of the single garage and gate access to the rear garden. Additional benefits include shutters to cloakroom, kitchen/breakfast room, dining room (currently used as a living room), bedrooms 1 and 2, plus ensuite shower room. Close to Barnham Village shops, schools, amenities, mainline train station and bus routes. Estate management charge payable annually in advance (1st October - 30th September) (£184.61 2025/2026). EPC - B. Tenure - freehold. Council Tax Band - D.

- Townhouse with flexible accommodation
- 3 / 4 bedrooms
- 1 / 2 reception rooms
- Kitchen / dining room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Garage & driveway
- Landscaped front & rear gardens
- 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.

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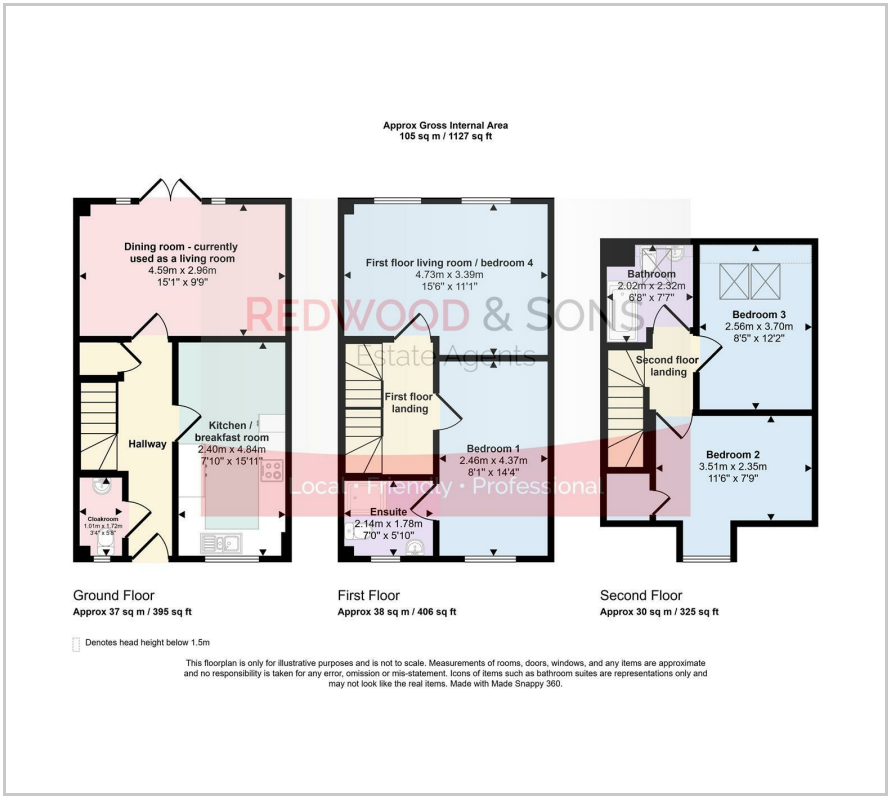
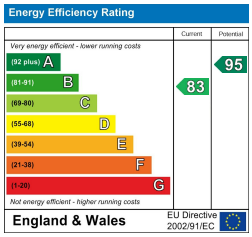
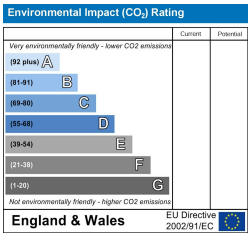
Floor Plan



Area Map

Energy Efficiency Graph





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