

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



86 Barnham Road

Barnham, PO22 0EW

NO CHAIN - VACANT POSSESSION. An opportunity to buy a recently refurbished family home in the heart of Barnham Village. Benefits include: storm porch; entrance hall; fitted kitchen; dining room; living room; conservatory; utility room; downstairs cloakroom; four bedrooms, all with built-in wardrobes and one with refurbished ensuite shower room; refurbished family bathroom with shower over bath. Outside to the front ample parking is available for 4 cars plus an integral double garage; area of lawn; paved path to main entrance and gate access to the generous rear garden, which is a particular feature of the property, being fully enclosed with two sizeable areas of lawn, mature shrub borders, trees, fish-pond, summer-house and several patio areas ideal for al fresco dining and entertaining family and friends. A short walk from central Barnham Village with its shops, schools, amenities, mainline train station and bus links to the wider community. EPC - D. Tenure - freehold. Council Tax Band - F.

£695,000

Local • Friendly • Professional



86 Barnham Road

Barnham, PO22 0EW



- Detached newly refurbished family home
- Dining room
- Utility room
- Close to village amenities, schools, shops, mainline train station & bus links
- 4 bedrooms one with ensuite shower room
- Living room
- Family bathroom & downstairs cloakroom
- Fitted kitchen
- Conservatory
- Double garage, parking & gardens

Kitchen

11'1" x 8'10" (3.40 x 2.70)

Dining room

12'1" x 11'2" (3.70 x 3.42)

Living room

17'8" x 14'3" (5.39 x 4.36)

Conservatory

13'8" x 7'8" (4.19 x 2.36)

Utility room

9'10" x 7'5" (3.02 x 2.28)

Cloakroom

Bedroom 1

11'9" x 11'0" (3.59 x 3.37)

Ensuite shower room

Bedroom 2

13'8" x 9'3" (4.19 x 2.84)

Bedroom 3

13'0" x 8'0" (3.97 x 2.44)

Bedroom 4

9'10" x 7'6" (3.02 x 2.30)

Bathroom



Directions

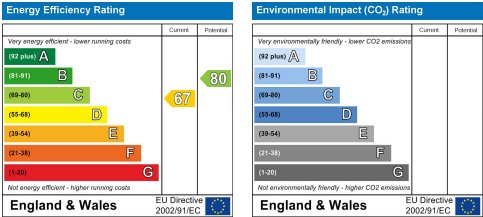


Floor Plan



Approx. Gross Internal Floor Area 1479 sq. ft / 137.54 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)