



49 Nightingale Lane

Barnham, PO22 0DL

Offers over £415,000

Located in Nightingale Lane, Barnham, this charming semi-detached house offers a perfect blend of modern living and convenience with three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The accommodation includes: entrance hall; good-sized living room with storage cupboard, overlooking the front of the property; inner hallway; cloakroom; stylish fitted kitchen / dining room with integrated oven, hob, extractor unit, dishwasher, new washing-machine, bay area and patio doors to rear garden. The three bedrooms are on the first-floor with the main bedroom having built-in wardrobes and ensuite shower room. The family bathroom with D-shaped bath and hand-held shower completes the remaining accommodation. One of the standout features of this property is its good-sized rear garden which can be accessed via a gate to the side of the property, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. In addition, there is a neat front garden with path to main entrance, pebbled border, one allocated parking space to the front of the property with additional parking space in front of the car-port (three spaces in total), EV charging point, plus two solar panels contributing to energy efficiency and reducing utility costs. The quiet location enhances the appeal, while being just a short walk from Barnham Village, with a variety of amenities, shops, schools, mainline train station and bus routes. Estate management fees payable twice a year - (approximately £400 per annum). EPC - B. Council Tax Band - D. Tenure - freehold.

- Semi-detached house
- 3 bedrooms
- Kitchen / dining room
- Living room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Carport & two allocated parking spaces
- Rear garden
- Close to Barnham Village amenities, shops, schools, mainline train station and 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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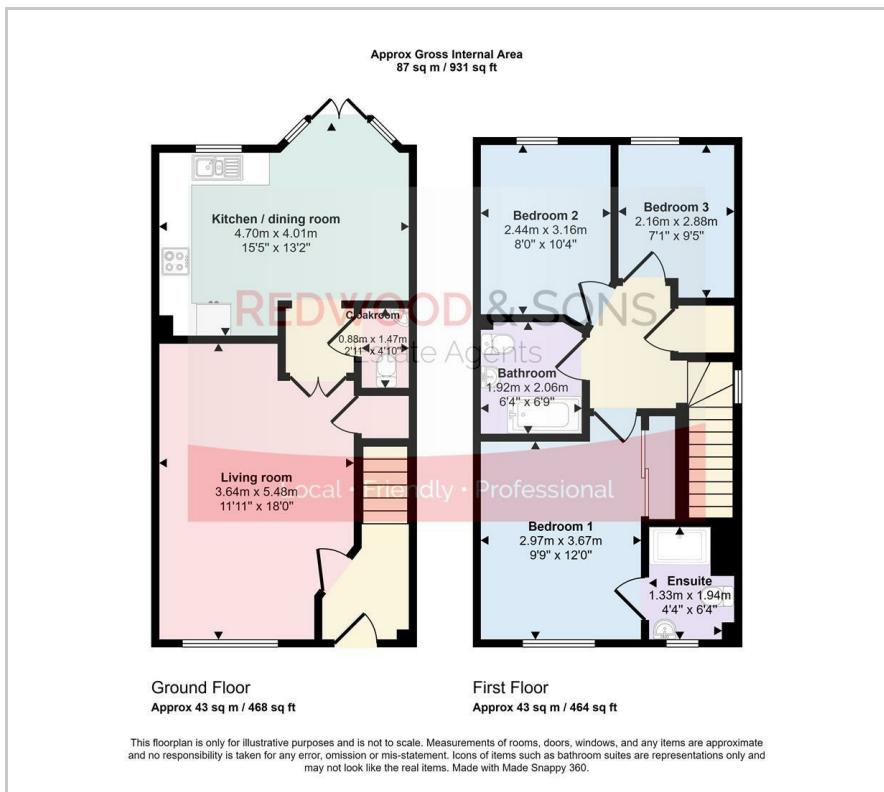


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B

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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