



## Flat 24 Marden House

Dial Close, Barnham, PO22 0JL

**Price £150,000**

NO CHAIN. FIRST-TIME BUYER / INVESTOR OPPORTUNITY. Purpose-built top-floor flat in central Barnham Village. Accommodation includes: entrance hall; inner hallway with storage cupboard; kitchen; spacious living / dining room; double bedroom with built-in cupboard; bathroom with shower over bath. Access to communal gardens, allocated parking space, storage shed. A short walk to shops, amenities, mainline train station and bus routes. Tenure - leasehold - 215-year lease with 170 years remaining. Peppercorn ground rent. Service / maintenance charge payable six months in advance £1,121.74 (31.12.25 - 29.6.26). Council Tax Band - B. EPC - D.

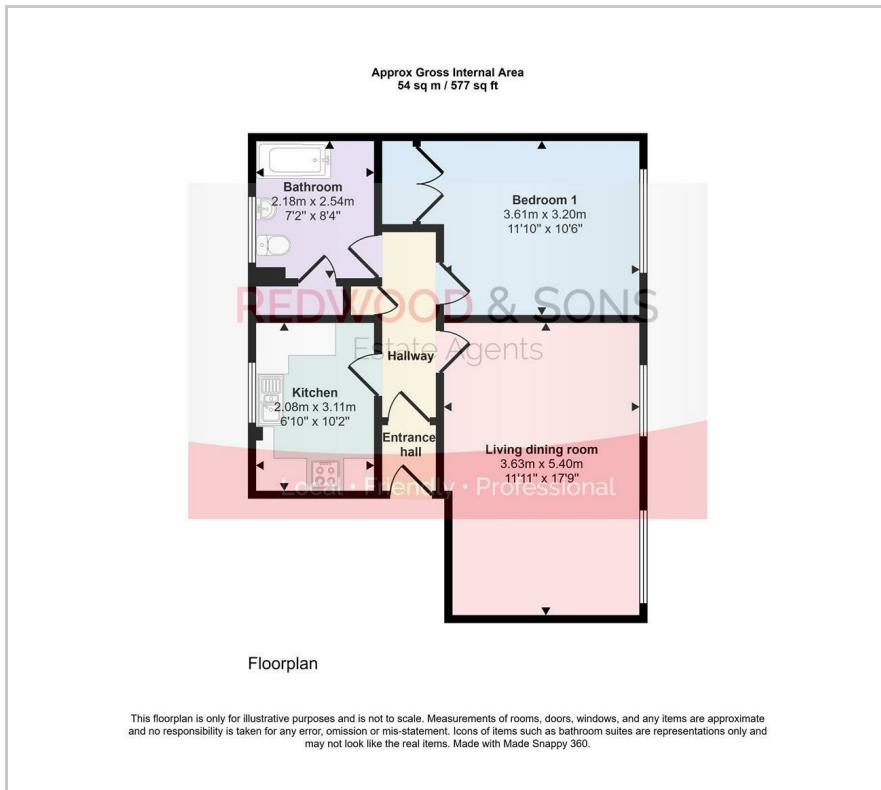
- No chain
- Purpose-built top-floor flat
- One double bedroom
- Kitchen
- Living / dining room
- Bathroom
- Communal parking
- Communal gardens
- Storage shed
- Close to Barnham Village amenities, shops, mainline train station & bus routes

### Viewing

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



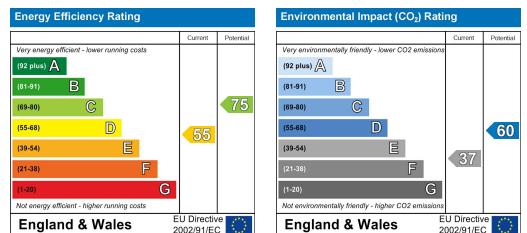
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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