



## 27 Foxes Croft

Barnham, PO22 0JT

**Offers over £175,000**

VACANT POSSESSION - NO CHAIN. Ideal first purchase or investor property, requiring some modernisation. Benefits include: communal entrance hall; personal entrance; spacious hallway with two storage cupboards and additional storage area; kitchen with fitted hob, oven and extractor unit plus access door to private rear garden; good-sized living room; two bedrooms, both with built-in cupboards; shower room. One of the standout features of this flat is the private garden, with convenient gate access to a useful storage shed, providing extra space for gardening tools or outdoor equipment. Situated close to Barnham Village, this property is ideally located near a variety of amenities, including shops, schools, and excellent transport links with the mainline train station and bus routes just a short distance away. EPC - C. Council Tax Band - B. Tenure - leasehold - 125 year-lease with 88 years remaining. Ground rent £10.00 per annum. Annual service charge approximately £714.92.

- Vacant possession
- Purpose-built ground-floor flat
- Two bedrooms
- Kitchen
- Living room
- Shower room
- Garden
- Storage shed
- Close to Barnham Village amenities, shops, schools, 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.



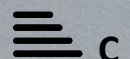
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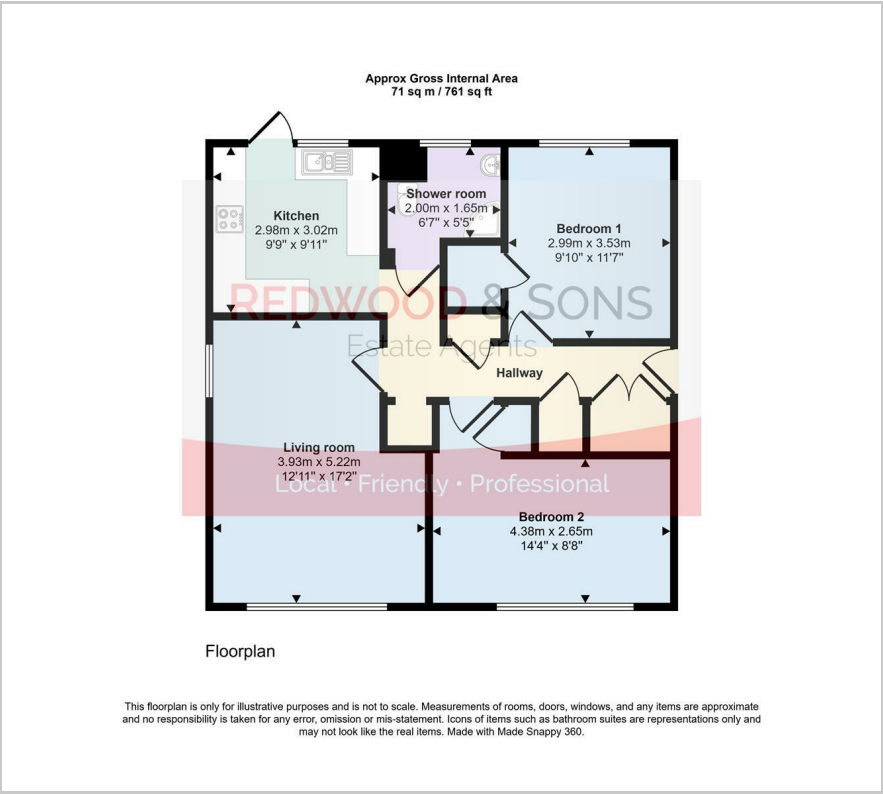


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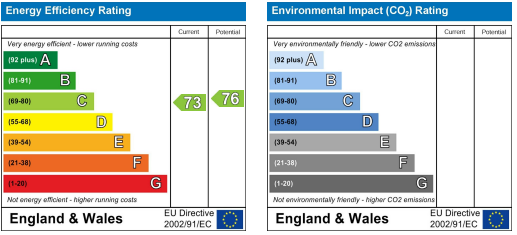
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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