

# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 59 Orchard Way

Barnham, PO22 0HX

Located in Barnham Village, this staggered end-terrace house offers a perfect blend of comfort and convenience. The accommodation includes: entrance porch; cloakroom; spacious L-shaped living / dining room; fitted kitchen equipped with modern conveniences, including an integrated double oven, hob and extractor unit, plus plumbing for washing machine and dishwasher; large conservatory stretching across the rear of the property which can be accessed from both the dining area and kitchen with patio doors to garden. On the first floor are three bedrooms, two of which benefit from built-in cupboards, plus shower-room, which completes the internal accommodation. Outside to the front, a path leads to the main entrance with low-maintenance gravelled garden to the left-hand side and well-maintained shrub borders. The enclosed garden, located to the side of the property, has been tastefully landscaped with circular area of lawn surrounded by gravelled borders and paved patio, plus gate access to driveway and door to detached single garage. Conveniently located, this home is a short walk from Barnham Village amenities, including schools, shops, and excellent transport links with the mainline train station and bus routes nearby. Council Tax Band - C. EPC - TBC. Tenure - freehold.

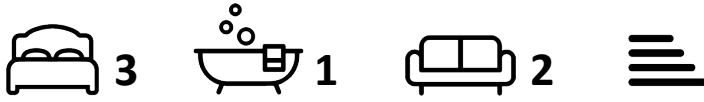
**Price £335,000**

Local • Friendly • Professional



# 59 Orchard Way

Barnham, PO22 0HX



- Staggered end terrace house
- L-shaped living / dining room
- Shower room
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes
- 3 bedrooms
- Conservatory
- Front & side gardens
- Kitchen
- Cloakroom
- Driveway & detached single garage

## Porch

4'10" x 4'7" (1.48 x 1.41)

## Cloakroom

2'10" x 5'9" (0.87 x 1.77)

## Living room

17'11" x 13'5" (5.48 x 4.09)

## Dining area

8'7" x 9'9" (2.63 x 2.98)

## Kitchen

8'11" x 10'10" (2.72 x 3.32)

## Conservatory

21'7" x 11'0" (6.60 x 3.37)

## Bedroom 1

11'7" x 10'11" (3.54 x 3.35)

## Bedroom 2

10'1" x 10'2" (3.08 x 3.12)

## Bedroom 3

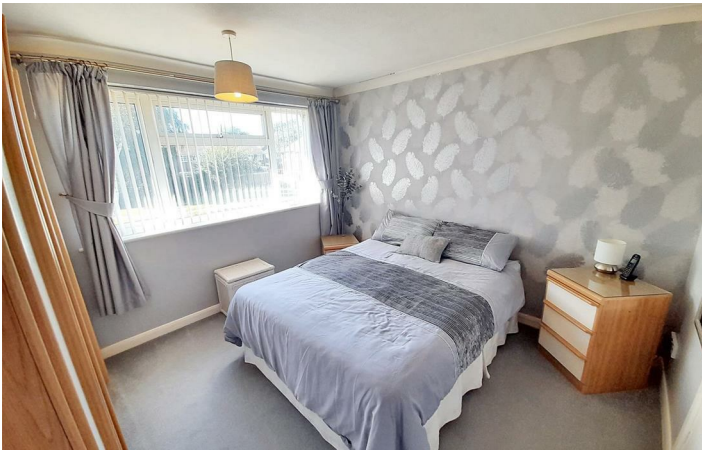
7'9" x 7'2" (2.38 x 2.20)

## Shower room

6'6" x 6'1" (2.00 x 1.86)

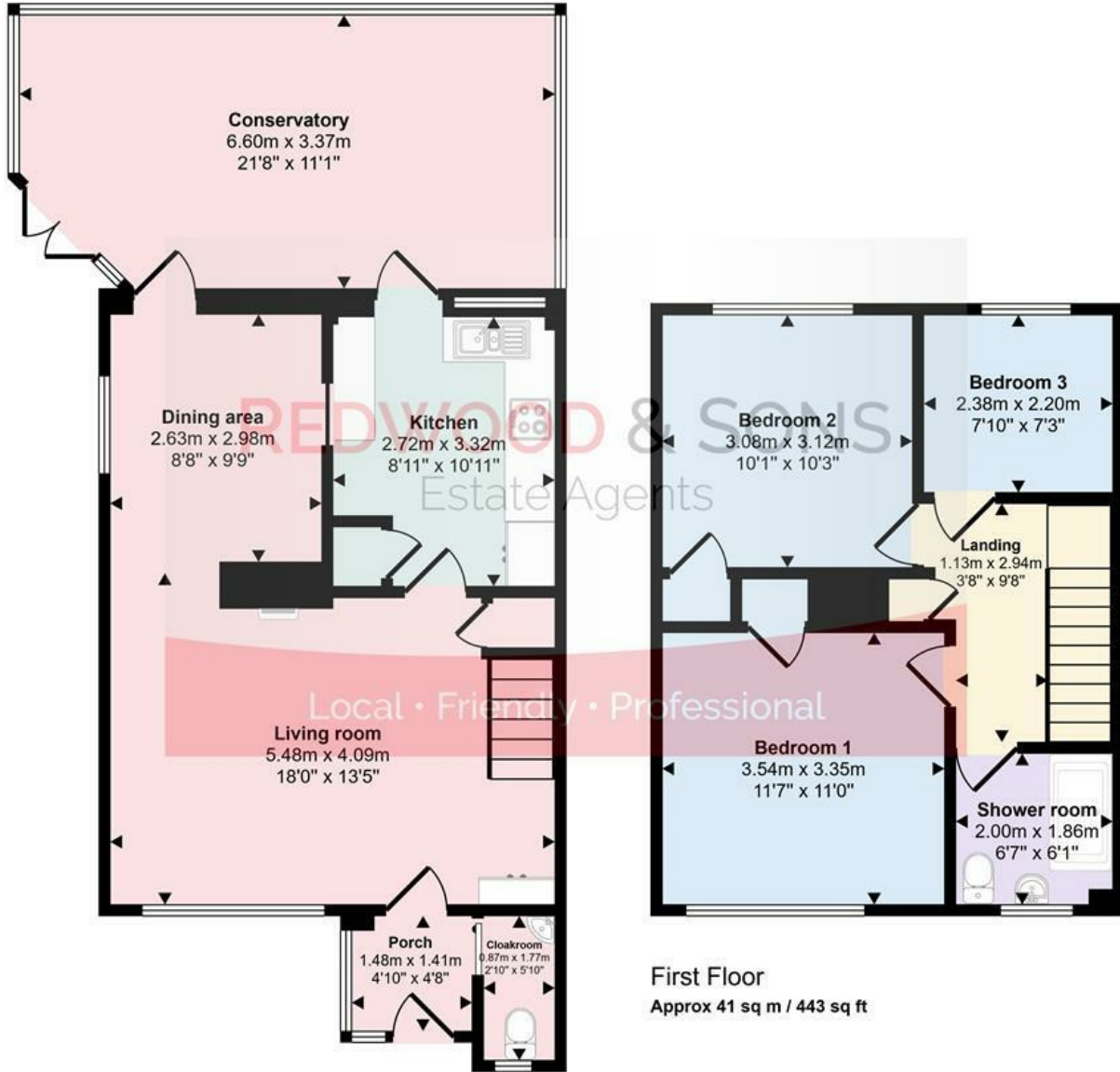


[Directions](#)



# Floor Plan

Approx Gross Internal Area  
108 sq m / 1166 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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)*