

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



8 Spinney Walk

Barnham, PO22 0HR

VACANT POSSESSION - NO CHAIN. Offering flexible accommodation, this property features a stylish fitted kitchen / breakfast room overlooking the front and side of the property with granite worktops, integrated double oven, hob, extractor unit, dishwasher, fridge and freezer; good-sized living room to the front with door to snug / study which opens onto an enclosed front courtyard; spacious dining / reception room with patio doors to rear garden; utility room with plumbing / space for washing machine, tumble-dryer, fridge or freezer and front access door. The two double bedrooms are at the back of the property, one having the benefit of built-in wardrobes. The modern family bathroom with P-shaped shower/bath and additional cloakroom complete the accommodation. One of the standout features of this property is the generous parking space, accommodating up to four vehicles. The brick-paved driveway, with EV charging point, comfortably fits three cars, while a separate garage provides additional storage or parking options. The front and rear gardens are a delightful addition, offering a tranquil outdoor space with good-sized area of lawn, mature shrub borders, trees, garden shed and access door to the garage which is located in a separate compound. Conveniently located, this bungalow is within easy reach of local amenities, including schools, shops, and Barnham mainline train station, making it an ideal choice for commuters and families alike. EPC - D. Tenure - freehold. Council Tax Band - E.

Asking price £410,000

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- Vacant possession - no chain
- Living room
- Utility
- Garage in separate block, driveway, front & rear gardens
- Detached 2-bedroom bungalow
- Dining / reception room
- Bathroom
- Kitchen / breakfast room
- Snug / study
- Cloakroom

Kitchen / breakfast room

7'9" x 24'11" (2.38 x 7.60)

Dining / reception room

8'3" x 21'0" (2.53 x 6.42)

Living room

12'9" x 17'10" (3.91 x 5.44)

Snug / study

5'6" x 6'4" (1.69 x 1.95)

Utility

6'0" x 10'8" (1.83 x 3.26)

Bedroom 1

11'4" x 12'4" (3.46 x 3.76)

Bedroom 2

9'4" x 12'2" (2.85 x 3.72)

Bathroom

6'0" x 6'9" (1.84 x 2.07)

Cloakroom

2'6" x 4'10" (0.78 x 1.48)

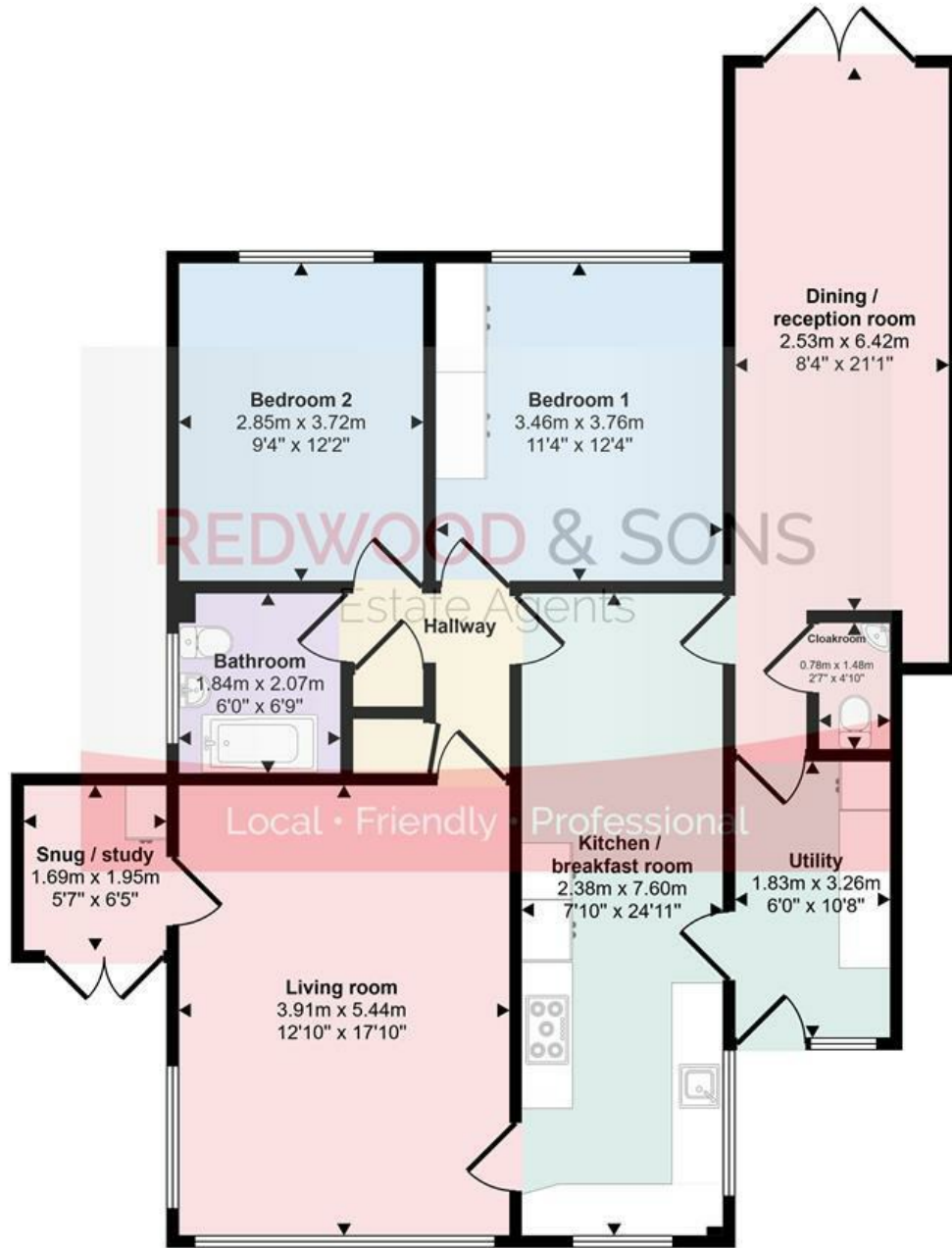


Directions



Floor Plan

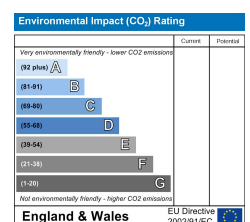
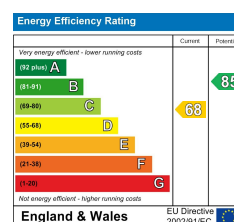
Approx Gross Internal Area
105 sq m / 1128 sq ft



Floorplan

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.



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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)