



## 46 Farnhurst Road

Barnham, PO22 0JN

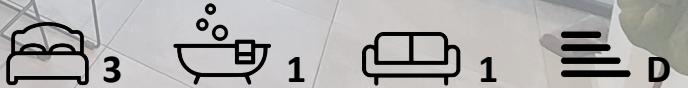
**£295,000**

**EXTENDED FAMILY HOME.** This mid-terrace house boasts a spacious layout with accommodation including: entrance hall with stairs leading to first floor accommodation, living room with elegant oak flooring, storage cupboard, bookcase with storage unit and window overlooking the front of the property; spacious fitted kitchen / dining room with central island and breakfast bar, integrated oven, hob, extractor unit, plumbing for dishwasher and washing machine, space for tumble dryer and patio doors opening onto rear garden. The first-floor accommodation includes three good-sized bedrooms, one with built-in cupboards; fully tiled family bathroom with jacuzzi bath and shower over bath. The main entrance is accessed via a path with lawn and shrub borders on either side. The enclosed neat rear garden has an area of lawn, shrub borders, good-sized patio and path with gate access to path leading to garage which is in a separate block. Conveniently located a short walk to Barnham Village with its shops, schools, amenities, mainline train station and bus routes. EPC - D. Tenure - freehold. Council Tax Band - D.

- Mid-terrace house
- 3 bedrooms
- Extended kitchen / dining room
- Living room
- Bathroom
- Garage in separate block
- Front & rear gardens
- Close to 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.



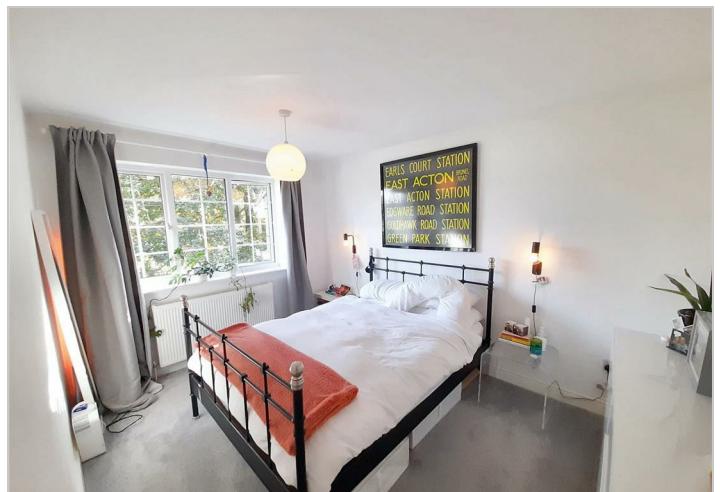
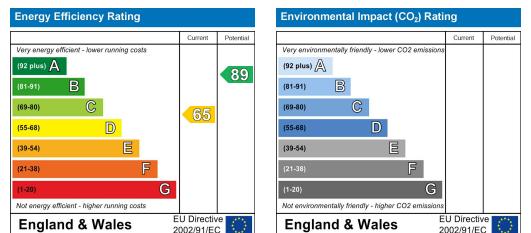
## Floor Plan



## 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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