



26 Nightingale Lane

Barnham, PO22 0DL

Offers over £399,950

IDEAL FAMILY HOME IN SOUGHT-AFTER AREA OF BARNHAM VILLAGE. This stylish modern property benefits from entrance hall, with stairs to first floor and door to spacious living room with attractive bay area overlooking the front of the property, storage cupboard and double doors leading to good-sized modern fitted kitchen / dining room with a range of integrated appliances, air-conditioning unit, plus feature area bay with patio doors opening onto rear garden; door to cloakroom. Upstairs accommodation includes spacious landing with air-conditioning unit and useful storage cupboard; three good-sized bedrooms, one with ensuite shower room and fitted wardrobes; stylish family bathroom. To the front of the property ample parking is available on the brick-paved driveway; enclosed carport plus gate access to enclosed landscaped rear garden with area of lawn, attractive paved and pebbled paths, seating area and two garden sheds. A short walk into Barnham Village with its shops, schools, amenities, mainline train station and bus routes to the wider community. EPC - B. Tenure - freehold. Council Tax Band - D.

- End of terrace house
- Three bedrooms
- Spacious living room
- Modern fitted kitchen / dining room
- Stylish family bathroom
- Ensuite shower room
- Downstairs cloakroom
- Landscaped rear garden, enclosed carport & parking
- Air conditioning to kitchen / dining room and first-floor landing
- Close to Village amenities, shops, schools and mainline train station

Viewing

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



3



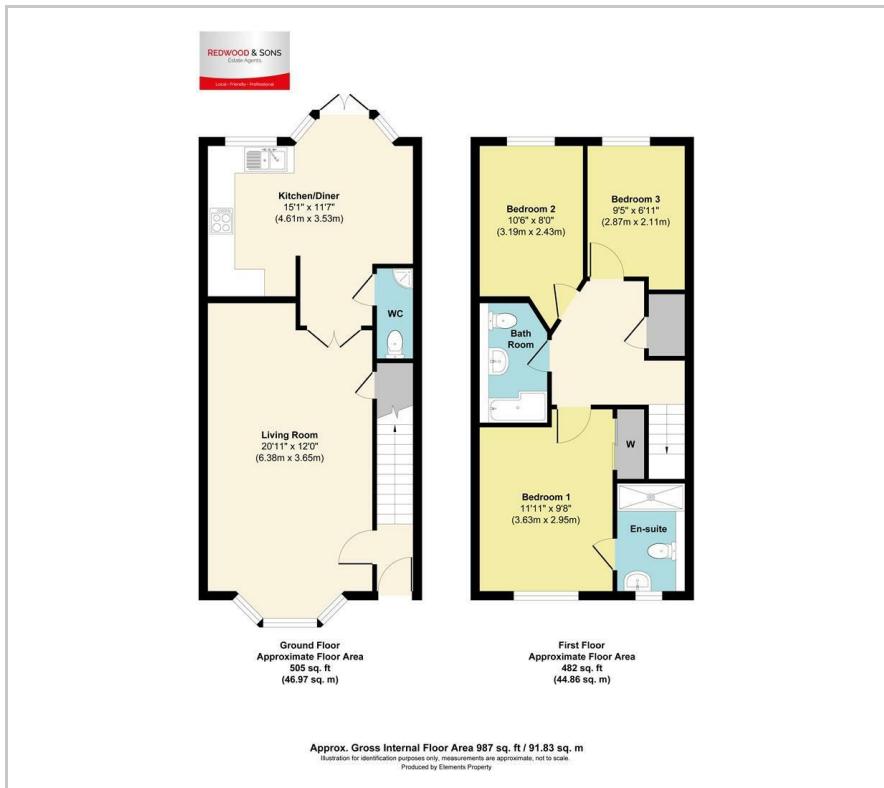
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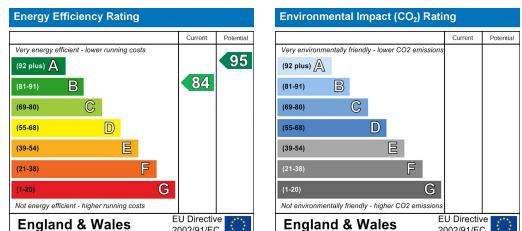
Floor Plan



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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