



The Barn The Green , Easington Village, SR8 3BG

£299,950



Something special! We are privileged to offer this one of a kind, striking property, the quality and scale of which can only be appreciated from internal inspection. It has been thoughtfully converted to provide accommodation which is both spacious and comforting. The fittings, as expected, are of high quality contemporary design. From the hall, there is direct access to the well proportioned kitchen/ living room which is beautifully fitted with an extensive range of quality wall and floor units worktops and appliances included. It is supplemented by a useful utility room. From the landing, the first floor accommodation is well laid out. The three bedrooms are well proportioned and there is a well appointed family bathroom. Externally, the grounds of this stunning property provide a substantial footprint. To the rear there is a plentiful, fence enclosed with lawn and patio areas. However, it is its position which will appeal to most. It is situated in the heart of this picturesque village, noted for providing ease of access to excellent countryside, with equal ease of access to the A19 - an ideal commuter base. This property comes with our highest recommendation.

Entrance Hall

with entrance door and tiled flooring

Utility

with double glazed window and tiled floor

Lounge/Diner

27'10" x 13'1" (max) (8.5m x 4.0m (max))

with double glazed window and radiator

Kitchen

12'9" x 8'2" (3.9m x 2.5m)

with wall and base units with contrasting worktops, electric hob, electric oven, extractor fan, sink unit, fridge freezer and double glazed window

First Floor

Landing

Bedroom 1

13'1" x 11'9" (4.0m x 3.6m)

with two velux windows and radiator

W.C.

with w.c., wash hand basin and velux window

Bedroom 2

13'1" x 9'2" (4.0m x 2.8m)

with two velux windows

Bedroom 3

9'2" x 7'10" (2.8m x 2.4m)

with velux window and radiator

Bathroom

having panel bath with over shower, w.c., wash hand basin, velux and heated towel rail

Council Tax Property Band

The Council Tax Band is D

Water Meter

We are advised by the vendor that the property does have a water meter.

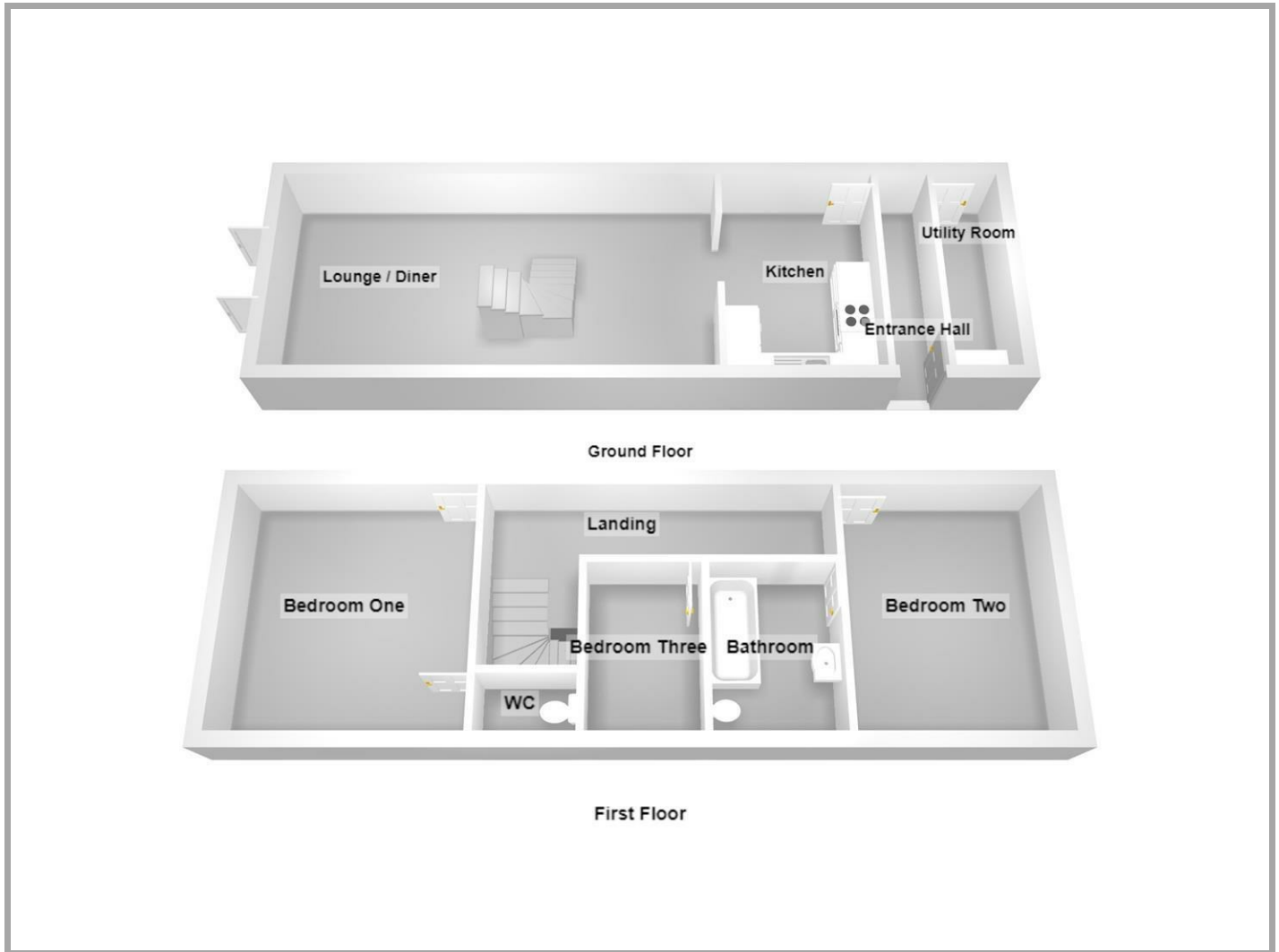
Disclaimer 3.

It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.

Disclaimer 4.

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

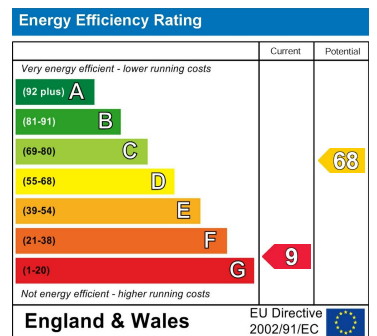
Floor Plan



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.